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INTERVENTION IN THE CONTINUUM: AN ADAPTIVE USE PLAN FOR THE PSFS BUILDING ON WASHINGTON SQUARE

Lynette Ann Stuhlmacher

A THESIS

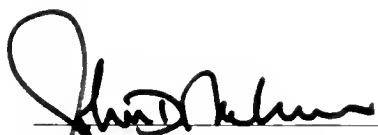
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DEDICATION

to
my grandmother
the conservative
and
Mila

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CHAPTER ONE: INTRODUCTION

1.1 Preservation Issues

The Philadelphia Saving Fund Society building stands at 700-710 Walnut Street, off the Northwest corner of Washington Square in Philadelphia, Pennsylvania. I propose a new use and an architectural addition to this long-vacant edifice.

This thesis addresses the extension of the life of a building through new use and addition. A building which is not identified as a monument must be allowed to grow and change over time, to reflect the new needs of each subsequent age. This continuum of change celebrates the evolution of the urban fabric in contrast to the static predictable use of monuments.

The essence of historic preservation is to maintain a visual history as well as the integrity of the building fabric. Retention of historic fabric is an essential priority in order to maintain the character of the building and its spaces, and to allow an appropriate interpretation. But a new use for a vacant and decaying structure revitalizes not only the building itself but can also stimulate the surrounding environment. So while new design in a historic building must exhibit a sensitivity to the past, it also must reflect expectations and anticipations for the future.

An evaluation of the existing architecture is implicit – what should stay, what must go? What contributes to the understanding and potential use of the building? Can preservation justify demolition? The thesis site contains a 1940's addition which, by virtue of its age, qualifies as historic fabric and reflects the changes in needs of the long-time owners. Yet its condition currently contributes to the deterioration of original and historically significant building fabric.

Can a new purpose utilize the building and its essential qualities as well as or better than the original or transformed use? What about buildings and their uses that have “gone bad?” The thesis building had the same owner for nearly 120 years, and proudly hired renowned architects to design and alter their banking house. The building's primary spatial volume was a public space for banking transactions with a clear usage hierarchy but eventually became a semi-private sprawl of office spaces. Usage changes were made without sensitivity to the building and its essential qualities.

1.2 Intervention in the Continuum

Intervention stimulates the process of rediscovery. An understanding of the building can be achieved by revealing, through a study of the history, its recessive traits. This affords the opportunity to re-visualize the building and view it with a different attitude for potential re-use. Uncovering the covered, revealing the hidden, can provide links/connections for new design as well as to values and issues of the city today.

Continuum: “an identity of substance uniting discrete parts; broadly: continuity.” The continuum relates to the city’s history and development, its urban character, and economic shifts as well as the changes and transformations of the building over time. Rediscovery of the city and revitalization of the neighborhood will occur through re-use and exposition. Memory and invention are the tools of this rediscovery. Memory is of the place, its past, and its transformations at different times and scales. Intervention will allow for reinterpretation and the possibilities for the future – carrying the building and the site into the future.

1.3 Urban Issues

As buildings age and transform, the city transforms as well. Buildings and streetscapes – the built environment - cause changes to the city over time. This urban context and development is defined through its history, influences, and links with the building. Historic buildings as anchors provide the continuum of scale – urban, building, detail – for changes that inevitably occur.

The country’s economy experienced dramatic shifts during the life of the PSFS building: from an agricultural to an industrial, and then on to a technical and informational economy. Similarly, the thesis site also experienced a shift in neighborhood occupancy during the development of Philadelphia: from predominantly tradesmen on the frontier edge of the city, to professionals including doctors and attorneys close to the nearby hospital and legislative buildings, and finally to commercial and financial enterprises with an apparent down-turn in the quality of lessees. As the economy and the context of the building changed, various accretions similarly altered the building fabric and further transformed the urban life of the neighborhood.

The Philadelphia Saving Fund Society and its building, as a repository for the deposits of the working class, reflected the economic and population growth of the city. The bank house, a new building typology of the 19th century, was one of the most impressive in Philadelphia. Its demise reflected the post-war loss of economic vitality of the city in the mid-20th century.

1.4 Aesthetics of Addition

Contemporary additions to historic buildings must be sympathetic and complementary to the historic structure without imitating it. Sensitive design necessitates a responsiveness in mass, shape, and detailing to the building and urban context. An infusion of modernity may juxtapose the historic fabric. The design process for the intervention will investigate issues of: site strategy, technology, details and their articulation, construction and assembly, and materiality.

Goals for new addition/intervention:

- Reinstall sense of courtyard and exterior enclosure
- Re-invite light into space (in possible juxtaposition to the covered skylight)
- Link programmatic uses
- Respond via materiality to technology of original construction
- Articulate tectonically in relation to the solidity of masonry
- Integrate, connect, bridge existing spaces

A thorough understanding of the history of the building is imperative in guiding an appropriate architectural response to it. The transformations and technologies of the building will drive/inform its interpretation, intervention, and addition.

1.5 Program

The physical goals of the new use are to maintain the character and fabric of the spaces and details within the building. The essential quality of the interior is the great volume of space in the banking room complemented by the unique details throughout the structure. Sound, light, and access are essential considerations in renewing the spatial character.

The programmatic goals are to revitalize the area around Washington Square with a building providing cultural and social uses. It is important to provide linkages with the neighborhood with a component that includes evening activities.

The program – an Architecture Resource Center: Collecting and Presenting Architecture – will be a collaboration of the collections and activities of Philadelphia institutions:

- The Athenaeum, Architectural Collection
- Independence National Historical Park
Architectural (fragment) Study Collection
- The Foundation for Architecture

And will also serve as an educational resource for the Charter High School for Architecture and Design (CHAD).

Spatial allocations will include: exhibition, administration, storage, processing and care, education, and connection/invitation to street activity. Special concerns for this program are: environmental needs for two-dimensional and three-dimensional collections presentation and storage, sharing of space by four different organizations, an educational component, and a commercial component.

This consortium, in order to link its collections with the public, will focus on: academic research; education – programs for elementary schools and CHAD; outreach programs for the general public, Foundation for Architecture lectures and tours; and a commercial element with street appeal to attract the general public.

This program incorporates a change in building type from a financial institution to a center of exposition and learning – an immovable artifact displaying and revealing movable artifacts. The aspect of security affiliated with the building's contents shifts from the currency retained by a bank to the collections retained by a museum.

The new use will be a catalyst for community activity and interest, and can stimulate redevelopment in the area. The proximity to Independence Hall provides a greater audience for the use and appreciation of the building, its collections, and outreach programs such as tours and lectures. Renewed activity at the current site (the entire block is vacant) will revive a currently dead night area. Proximity to other cultural institutions and repositories will allow for affiliated educational programs.

The challenge of the program will be to determine the viability of different uses and users. The consortium provides a conceptual connection between collections and purposes, but can be potentially problematic in terms of common goals, individual identity, group versus individual use, and space allocations.

CHAPTER TWO: PROPERTY AND BUILDING

HISTORY OF THE PROPERTY

2.1 The Context & Location of the Property

The PSFS Building is located on the east end of a block in central Philadelphia originally developed as “York Row.” York Row was built along the south side of Walnut Street between 7th and 8th Streets during a remarkable era of growth in U.S. history. The young nation was experiencing explosive population growth, and Philadelphia (see Figure 24) had become the second largest English-speaking city in the world by the early 19th century. Merchants, doctors, lawyers, and legislators were increasingly playing a role in shaping the cultural and political evolution of the country.

York Row (see Figure 36) was suspected of being “another speculative housing development started by William Sansom” as stated in the Foundation for Architecture’s *Philadelphia Architecture: A Guide to the City*. No evidence was found to support this, although it is probable that Joseph Randall, carpenter, was involved with the development.¹

Sansom Row on the north side of Walnut Street between Seventh and Eighth Streets was “the first row of houses built on a uniform plan in 1800 by Mr. Sansom ...[and] business men in 1800 said they were too far from their businesses.”² In 1807, William Sansom paved Walnut Street in order to attract buyers to this western edge of the city.

One undated newspaper article cites that “the series of fine dwelling houses known as ‘York Row’... were designed for rich and fashionable Philadelphians who were desirous of moving to ‘the westward,’ and living in houses of ‘modern’ style.”³ The houses of York Row were among the “largest and best equipped” in Philadelphia.⁴

¹ John Andrew Gallery, general editor, *Philadelphia Architecture: A Guide to the City, Second Edition* (Philadelphia: the Foundation for Architecture, 1994), page 33.

² Undated newspaper clipping, Perkins Collection (c.1900), volume 40B, page 26, Historical Society of Pennsylvania.

³ Undated newspaper clipping, Perkins Collection (c.1900), volume 40B, page 23, Historical Society of Pennsylvania.

⁴ *ibid.*, page 18.

York Row was initially known as York Buildings and was first listed separately in the 1811 city directory “on the south side of Walnut between Columbia ave and Eighth.”⁵ Although the Walnut Street moniker remains unchanged, other streets around No 1 York Row have changed names over the years. Seventh Street can be seen on maps and in directories as Little Seventh Street, Columbia Avenue, and Washington; while St. James place has been called Goodwater Alley and Park Street.

The Randall Mansion (see Figures 31-33) at the Southwest corner of 7th and Walnut Streets was the pendant at the end of the York Row chain and its entrance opened onto Washington Square. The house itself has been referred to in various contexts as 700 Walnut Street, No 1 York Row, No 1 York Buildings, 2 Washington Square, 152 Walnut, Franklin House, and Heads’ Hotel.

In a later account, the house was remembered as “Franklin House [in which] Lafayette stayed in 1824.”⁶ The mansion’s “select and distinguished character may be inferred from the fact that it was there that Lafayette, when he visited the city in his old age, and when the very best which it could possibly do for him was provided, stayed with his suite, being entertained there also by the First City Troop.”⁷

Washington Square, once a potter’s field (burial ground for strangers) that was used during the Yellow Fever epidemic of 1793,⁸ was originally called South East Square. It was bordered on Walnut and Sixth Streets by the city prison, was unkempt and housed a city repair shop after burials were discontinued on the grounds. After the War of 1812, the cattle market moved from South East Square to Callowhill Street and the carpenter shop moved to Lombard. By the 1820s, an “expert gardener” had transformed the new Washington Square, and in 1833 the cornerstone was laid for a monument to its namesake.⁹

Over the span of a century the neighborhood transformed from residential to professional to commercial and rental. Many initial owners of York Row houses were merchants or gentlemen. A number of subsequent owners were eminent physicians and

⁵ 1811 *Robinson’s Philadelphia Directory*.

⁶ Undated newspaper clipping, Perkins Collection (c.1900), volume 40B, page 18, Historical Society of Pennsylvania.

⁷ *ibid.*, page 23.

⁸ Jack Larkin, *The Reshaping of Everyday Life 1790-1840* (New York: HarperPerennial, 1988), page 83-4.

⁹ Undated newspaper clipping, Perkins Collection (c.1900), volume 40B, page 23, Historical Society of Pennsylvania.

attorneys. The properties were later used for commercial pursuits, with rentals above, as the wealthy and professional citizens of Philadelphia forged further westward towards the Schuylkill River.¹⁰

The shift of desirable property in the city is particularly evident in the featured city homes of *Philadelphia and Notable Philadelphians* in 1901: both townhouses and mansions of the rich and famous are found by now beyond Broad Street on Locust, Delancey, Walnut, Chestnut, and Rittenhouse Square – far from the elegant mansions of 100 years earlier.¹¹

In 1867, the Philadelphia Savings Fund Society (see Figures 41-53) purchased the Randall Mansion¹² and by 1868, had constructed a bank building on the 700 and 702 Walnut Street lots, and sealed the commercial fate of the block. By 1900, PSFS owned nearly the entire block and had expanded the bank building to include the 704-710 Walnut Street lots.¹³ The entire block was purchased in 1988¹⁴ by the Samuel Rappaport Family Partnership and has stood vacant and deteriorating for years. The property was purchased in 2000 by St. James Walnut Associates (c/o P&A Associates) with the intent to develop the entire block¹⁵.

2.2 The Randall Mansion

The Randall Mansion was an elegant Federal Style three-story three-bay brick end row house with a two-bay façade facing Washington Square. It was situated on the Southwest corner of Walnut and Seventh Streets, at 700 Walnut or No 1 York Row. Of the residences on York Row, “the one on the corner of 7th was particularly notable ...”¹⁶ and was larger than the others. The Klemroth watercolor¹⁷ (see Figure 33) reveals that the eave and roofline were slightly different from the neighboring row house.

¹⁰ 1807-1930 Philadelphia City Directories; 1810-1930 Philadelphia Census, National Archives, Philadelphia; Undated newspaper clipping, Perkins Collection (c.1900), volume 40B, page 23, Historical Society of Pennsylvania.

¹¹ Moses King, *Philadelphia and Notable Philadelphians* (New York: Blanchard Press, 1901).

¹² Deed Book JTO No 61 page 375 & c., Philadelphia City Archives.

¹³ Hexamer & Locher Atlas, Wards 7 & 8, 1901, Map Collection, Free Library of Philadelphia.

¹⁴ Deed Book D No 1101 page 136 & c., Philadelphia City Archives.

¹⁵ Document ID # 50044033, Philadelphia Recorder of Deeds Office.

¹⁶ Undated newspaper clipping, Perkins Collection (c.1900), volume 40B, page 18, Historical Society of Pennsylvania.

Kennedy's watercolor (see Figure 31) displays similar styling and construction but more ornate detailing than the other houses in the row. The brick was laid in Flemish bond and a single party wall was shared to the west. The roof was covered with slate.

The striking entrance in the central bay on Seventh Street faced Washington Square and had a double door bordered by a fanlight and sidelights. Decorative iron railings embellished the double marble steps. An historic photograph of the entrance, with fanlight, sidelights, and carved frames, of 712 Walnut Street, or No 7 York Row, displays the fine craftsmanship found on the entire row (see Figure 59). The 1808 fire insurance survey of No 6 York Row states that "the whole building is of the best materials as described and the workmanship & all the Ironmongrey of the Best kind."¹⁸ It can be assumed that the notable mansion constructed for a merchant, larger and of greater value than the rest of the row, was crafted with equal or grander details.

A full-height brick wall enclosed the back yard and extended along the frontage of Seventh Street to the two-story brick law office building constructed by Josiah Randall at the corner of Seventh and what is currently St. James Place.¹⁹ The 1858 Hexamer & Locher Fire Insurance Map (see Figure 25) also shows a ½ storey backbuilding extended along the entire west edge of the property from the house to the alley.²⁰ This backbuilding(s) may have contained a kitchen, storage, coach house, and stable.

2.2.1 *The Randall Mansion: Property, Owners, & Occupants*

The history of York Row, the Randall Mansion, and the PSFS property at 700 Walnut can be traced back as far as the original patent issued in 1782 (see Appendix II) by the Supreme Executive Council of Pennsylvania. This first recorded sale was to Redmond Byrne, innkeeper, for the entire block of Walnut Street to Goodwater Alley (now St. James Place) between Seventh and Eighth Streets for the sum of £304. The ten lots included were numbered 1601-1610; the central lots measured 25 feet wide by 174

¹⁷ E.H. Klemroth, "SW corner Washington Square and Walnut Street, March 14, 1868" [nb: image was completed either just before or just after demolition of mansion, as the cornerstone was laid 13 June 1868], watercolor, Castner Collection, Free Library of Philadelphia.

¹⁸ Policy #2677, 14 May 1808, Mutual Fire Insurance Policy Collection, Historical Society of Pennsylvania.

¹⁹ Undated newspaper clipping, Philadelphia Scrapbook Collection, 43 Phila 76, Free Library of Philadelphia.

²⁰ Hexamer & Locher Atlas, Wards 7 & 8, 1858. Map Collection, Free Library of Philadelphia.

feet deep while the two end lots measured 26 feet wide by 174 feet deep. Number 1601 was the end lot at the southwest corner of Walnut and Seventh and faced Southeast Square. It would later become No 1 York Row.²¹

A lot survey for Redmond Byrne indicates that as early as 1783, a 20x40 foot house existed on the property 25 feet from Eighth Street, along Walnut Street, at approximately the site of lot number 1608 (the future 716 Walnut Street).²²

The county tax assessor's ledgers for 1801-1805 ("35 cents in every hundred dollars") indicate that Byrne owned "9 Frames and Large Lot 240 Feet on Walnut Street and 250 Feet on 7th and 8th Streets to the Ally" valued at \$3000 in 1801 and \$3500 in 1802-1804. By 1805 the ledgers indicate "2 two story dbl frame houses, 7 half story frame houses, 2 smith shops, stable and lot" valued at \$8500. With no location noted in this entry, the smith shops noted in the latter entry might have been sited elsewhere.²³

Redmond Byrne (c.1742-1820²⁴) never lived on the property.²⁵ His obituary of 22 May 1820 noted that he was "for many years a respectable inhabitant of this city."²⁶ Over the years, Byrne was listed as a tavernkeeper, innkeeper, and grocer at various locations near the waterfront of the Delaware River.²⁷ With taxable property valued at \$8,500 in 1805, he was likely a successful businessman.²⁸

On April 1, 1807, Redmond Byrne sold the lots on the block to Captain John Meany and Robert Kid, both merchants in Philadelphia. It appears from group research on six of the ten lots, that Captain Meany purchased the two end lots (east for \$3,200²⁹ and west for \$2,750³⁰) and Robert Kid purchased the smaller, contiguous lots on the block. The deed transactions indicate no buildings on the properties, perhaps because they were frame structures and considered to be temporary.³¹

²¹ Exemplification Book No 9, page 133 & c. (cited in subsequent deeds as City Patent Book No 1, page 45 & c.), Philadelphia City Archives; see Appendix I.

²² Survey for Redmond Byrne, 25 February 1783, Survey Book Vol 2 page 56 & c., Philadelphia City Archives.

²³ Tax Assessment Ledger -- Locust Ward, Philadelphia, 1801-1805, Philadelphia City Archives.

²⁴ Obituary, *Poulson's American Daily Advertiser*, 22 May 1820, page 3.

²⁵ 1785-1820 Philadelphia City Directories.

²⁶ Obituary, *Poulson's American Daily Advertiser*, 22 May 1820, page 3.

²⁷ *ibid.* and 1785-1820 Philadelphia City Directories.

²⁸ Tax Assessment Ledger -- Locust Ward, Philadelphia, 1801-1805, Philadelphia City Archives.

²⁹ Deed Book EF No 24, page 597 & c., Philadelphia City Archives.

³⁰ Deed Book EF No 24, page 595 & c., Philadelphia City Archives.

³¹ Chains of Title prepared by other members of the York Row research team (Marietta Barbour, John Hinchman, Christine Miller, Micaela McLean, Yun-Shang [Vincent] Chiou), graduate students in the Graduate School of Fine Arts at the University of Pennsylvania, Fall 1999.

Within the next 1 ½ years, some of the properties were sold to various craftsmen including Joseph Randall (carpenter³²), Thomas Ridgway (bricklayer), and Jacob Vogdes (carpenter) although none appear to have resided on this block.³³ It is possible that they may have coordinated a speculative venture in constructing York Row. Joseph Randall was not unfamiliar with speculative ventures. The Tax Assessment Ledger of 1801-1805 reveals various properties owned by Randall throughout the city – some with structures, some with unfinished structures, and others vacant.³⁴ Indeed, the transaction at the eighth property on the block, the later No 8 York Row, between grantor Joseph Randall and grantee Phineas Bond on 8 May 1808 recites that “the said Joseph Randall hath erected built and finished on the said lot of ground a three story Brick Messuage Tenement and made divers other Improvements thereon.”³⁵

Most properties on the block were sold between January and December of 1808 with brick buildings on them;³⁶ the 1808 and 1809 city directories indicate new occupants of York Row in 1808 who all lived elsewhere in 1807.³⁷

The origin of No 1 York Row, the easternmost property, is not quite as clear as the rest of the row. 1808 and 1809 city directories cite John Meany as a merchant with “counting house corner Columbia (Little Seventh) and Walnut; dwelling 91 South Eighth,” while 1810 and 1811 city directories cite John Meany as a merchant at corner Columbia Avenue and Walnut. As no 1812 directory was found noting his 1811 residence, Meany had moved by 1812 to his newest house at “10 Franklin Row, South Ninth.”³⁸

³² Elected to the Carpenters’ Company of the City and County of Philadelphia 1827-1856, *Roll of the Carpenters’ Company of the City and County of Philadelphia*, Carpenters’ Hall, Philadelphia.

³³ 1806-1809 *Robinson’s Philadelphia Directory* and Chains of Title prepared by other members of the York Row team (Marietta Barbour, John Hinchman, Christine Miller, Micaela McLean, Yun-Shang [Vincent] Chiou), graduate students in the Graduate School of Fine Arts at the University of Pennsylvania, Fall 1999.

³⁴ Tax Assessment Ledger -- Locust Ward, Philadelphia, 1801-1805, Philadelphia City Archives.

³⁵ Deed Book EF No 31, page 172, Philadelphia City Archives.

³⁶ Chains of Title prepared by other members of the York Row team (Marietta Barbour, John Hinchman, Christine Miller, Micaela McLean, Yun-Shang [Vincent] Chiou), graduate students in the Graduate School of Fine Arts at the University of Pennsylvania, Fall 1999.

³⁷ 1808 and 1809 *Robinson’s Philadelphia Directory*. No 5 York Row: William Newbold, merchant, 39 S. Fourth to 194 Walnut (York Buildings). No 7 York Row: Joseph Jones, merchant, 181 Walnut (Sansom’s Row) to 198 Walnut (York Buildings). No 8 York Row: Sarah Coxie, gentlewoman, 80 Spruce to 200 Walnut (York Buildings). No 9 York Row: Joseph Head, gentleman, Chestnut above Tenth, with no listing in 1809 directory. No 10 York Row: Benjamin Wilcocks, merchant, corner 13th and High to 192 Walnut (York Buildings).

³⁸ 1808 and 1809 *Robinson’s Philadelphia Directory*, 1810 *Robinson’s Philadelphia Directory*, 1811 *Jane Aitken Philadelphia Census Directory*, 1813 *Paxton Philadelphia Directory*.

Captain Meany appears to have resided at the corner of Walnut and Seventh from 1809 to 1810 or 1811. He sold the property on December 30, 1811 to George Harrison, merchant, with a three story brick building and a brick coach house for \$18,000.³⁹ The subsequent sale from Harrison to David Parish, gentleman, specifically states that John Meany erected these buildings.⁴⁰ Prior to the 1809 move into the residence, the building for his counting house might have been one of Byrne's former frame structures and could have existed while the house was under construction in 1807 through 1808. A later recollection indicates that Captain Meany lived on Eighth Street while the house was being built,⁴¹ and another reminiscence states that the houses (York Row) were built in 1807 and 1808, the house at the southwest corner of Walnut and Seventh streets was built by the late Captain John Meany."⁴²

Limited information is available regarding the life of John Meany. In 1805, John Meany was listed as a Director of the Phoenix Insurance Company.⁴³ He apparently owned no property at the time as he was only taxed on two horses,⁴⁴ but by the end of the decade he had become heavily involved in the real estate transactions of Philadelphia as evidenced by the numerous releases and mortgages bearing his name.⁴⁵ By 1819, Meany was so well-situated that he purchased two ships: "John Bulkeley" and "Tennessee."⁴⁶

Although George Harrison (c.1761-1845⁴⁷) and his wife Sophia purchased the house at the corner of Columbia (Little Seventh) and Walnut Streets on 13 December 1811, they continued to live at 156 Chestnut Street for years while he was the Naval Agent in Philadelphia.⁴⁸ Along with his position as Naval Agent for Philadelphia, George Harrison sat on the boards of a few enterprises including the Susquehannah &

³⁹ Deed Book IC No 18, page 196 & c., Philadelphia City Archives.

⁴⁰ Deed Book MR No 8, page 370 & c., Philadelphia City Archives.

⁴¹ Undated recollection, Castner Collection, Free Library of Philadelphia.

⁴² Undated newspaper clipping, Philadelphia Scrapbook Collection, 43 Phila 21, Free Library of Philadelphia.

⁴³ 1805 *Robinson's Philadelphia Directory*.

⁴⁴ Tax Assessment Ledger -- Locust Ward, Philadelphia, 1801-1805, Philadelphia City Archives.

⁴⁵ Releases, Society Box and Philadelphia Merchants, Society Collection, Historical Society of Pennsylvania.

⁴⁶ 7/16/1819 John Meany letter to Mathew Carey, Mathew Carey papers, volume I, No 206, Carey section, Edward Carey Gardiner Collection, Historical Society of Pennsylvania.

⁴⁷ Philadelphia Death Records 1803-1860, Historical Society of Pennsylvania.

⁴⁸ Deed Book IC No 18 page 196 & c., Philadelphia City Archives; 1805-1845 Philadelphia City directories.

Tioga Road (Turnpike, Bridge and Canal Companies)⁴⁹ and the United States Bank.⁵⁰ Prior to 1845, he had retired from the position of Navy Agent for Philadelphia with a personal worth valued at \$300,000.⁵¹

By 1812, David Par(r)ish, gentleman, of Amsterdam moved into the house, now listed as "1 York Buildings."⁵² David Parish resided in the house from 1812-1816⁵³ and owned it briefly in 1816.⁵⁴ Mr. Parish purchased the mansion on May 10, 1816⁵⁵ and subsequently sold it on June 24 to Richard Maris of Bensalem Township, Buck County, happily earning a net profit of \$4,500 in 1 ½ months.⁵⁶

A later account indicated that the corner house of York Row was "particularly notable as the residence of D. Parish banker, trader and shipper."⁵⁷ Parish was quite wealthy and economically influential in Philadelphia and overseas. He lived in the United States from 1806-1816, and owned substantial acreage in upstate New York. He divided his time between his homes in New York State and Philadelphia, and appears to have lived lavishly in both.⁵⁸ A Boston visitor in 1814 wrote that Parish "lives in a style of great splendor. Everything at his table is of silver ... and the dining-room was sumptuously furnished and hung with pictures of merit."⁵⁹

David Parish was among those who chartered the Second Bank of the United States, and underwrote loans of the U.S. government to finance the War of 1812 with Stephen Girard and John Jacob Astor.⁶⁰ Parish was a representative of Hope & Co., an international mercantile and banking firm (founded by the family of Hope Diamond renown) of

⁴⁹ 1807 *Robinson's Philadelphia Directory*.

⁵⁰ 1810-1811 *Robinson's Philadelphia Directory*.

⁵¹ A member of the Philadelphia Bar, *Wealth and Biography of the Wealthy Citizens of Philadelphia*, second edition (Philadelphia: GB Zieber & Co., 1845), page 11.

⁵² 1813 *Paxton Philadelphia Directory & Register*.

⁵³ 1813 *Paxton Philadelphia Directory* and 1814 *Kite's Philadelphia Directory* cite "1 York Buildings", 1816 *Robinson's Philadelphia Directory* and 1817 *Dawe's Philadelphia Directory* cite "corner Walnut and Columbia Ave".

⁵⁴ Deed Book MR No 8, page 370 & c., Philadelphia City Archives; Deed Book MR No 10, page 276 & c., Philadelphia City Archives.

⁵⁵ Deed Book MR No 8, page 370 & c., Philadelphia City Archives.

⁵⁶ Deed Book MR No 10, page 276 & c., Philadelphia City Archives.

⁵⁷ Undated newspaper clipping, Perkins Collection (c.1900), volume 40B, page 18, Historical Society of Pennsylvania.

⁵⁸ Raymond Walters, Jr. and Philip G. Walters, "David Parish: York State Land Promoter," *New York History*, Volume XXVI, April 1945, pages 146-161.

⁵⁹ Townsend Ward, "Second Street and the Second Street Road and Their Associations," *The Pennsylvania Magazine of History and Biography*, Volume IV, No 4, 1880, page 405.

Amsterdam.⁶¹ From a certain international trade arrangement that he coordinated, Parish had received by 1811 a profit share of approximately \$1,000,000; which significantly contributed to his ability to entertain and network amongst the financial and political leaders of the United States.⁶²

Richard Maris died in testate soon after purchasing the property. His widow Rachel and four children (Thomas R., Richard, George G., and William Maris Junior) were bequeathed the property.⁶³ Rachel Maris was one of the few women mentioned in *Wealth and Biography of the Wealthy Citizens of Philadelphia* when it was published in 1845. She was noted by its author, "a member of the Philadelphia Bar," as having been married to William Maris, who was "connected with Joseph R. Evans (of Maris and Evans, shipping merchants; with worth of \$500,000) in the mercantile business, by which he made his money." Her personal worth at the time was \$50,000.⁶⁴

The property continued to be valued at \$14,000 as the Richard Maris estate while occupied in 1819 by Leonard Koecker, dentist⁶⁵ But in 1820, the property was identified as the Widow Maris estate and was valued at \$10,000 while the dentist was still in residence.⁶⁶

Considered an "ingenious and skillful dentist, Leonard Koecker "cultivated the pursuit of dentistry among the fashionable Philadelphians."⁶⁷ After departing this residence, Dr. Koecker became "subsequently famous in London as a dentist."⁶⁸

⁶⁰ Philip G. Walters and Raymond Walters, Jr., "The American Career of David Parish," *Journal of Economic History*, Volume 4, Issue 2, November, 1944, pages 149-166.

⁶¹ "Sunday's Dispatch: Walking Directory – Your Correspondent," *A History of the PSFS 1816-1916*, James Willcox (Philadelphia: JB Lippincott Company, 1916), page 68.

⁶² Philip G. Walters and Raymond Walters, Jr., "The American Career of David Parish," *Journal of Economic History*, Volume 4, Issue 2, November, 1944, pages 149-166.

⁶³ Obituary, *Poulson's American Daily Advertiser*, 13 February 1817; Deed Book AM No 65, page 673 & c., Philadelphia City Archives.

⁶⁴ A member of the Philadelphia Bar, *Wealth and Biography of the Wealthy Citizens of Philadelphia*, second edition (Philadelphia: GB Zieber & Co., 1845), page 15.

⁶⁵ *ibid.*

⁶⁶ *ibid.*

⁶⁷ Undated newspaper clipping, Perkins Collection (c.1900), volume 40B, page 18, Historical Society of Pennsylvania.

⁶⁸ Undated newspaper clipping, Perkins Collection (c.1900), volume 40B, page 23, Historical Society of Pennsylvania.

Koecker lived in the house with his family from 1818-1821,⁶⁹ followed in 1822 by Joseph Head.

Joseph Head (c.1783-1852) lived in No 1 York Row from 1822-1823,⁷⁰ but did not own the property. He did, however, own No 9 York Row from 9 December 1808 through 17 November 1812.⁷¹ "The enchanting Mr. Head" or "Joe" managed the short-lived "highly exclusive and fashionable" Franklin Hotel in No 1 York Row overlooking Washington Square. Here he "entertained Lafayette in 1825."⁷² General Lafayette (1757-1834) actually visited Philadelphia in 1824⁷³ and "the First City Troop gave him a splendid entertainment in the Randall mansion, and the 'old horse chesnut [*sic*] tree' was quite aged then."⁷⁴ The "Franklin House" was at one time known as "a Private Gentleman's Restaurant and Club House."⁷⁵

Dr. George McClellan (1796-1847), his wife and five children lived in No 1 York Row from 1827 to 1830⁷⁶ while it was still owned by Rachel Maris. Dr. McClellan was cited as "an able surgeon, rather eccentric" with worth valued at \$50,000 in 1845.⁷⁷ As a noted doctor in the city, he was a lecturer of surgery and co-founded Jefferson College in 1825.⁷⁸ McClellan's son, General George B. McClellan (1826-1885) of Civil War fame, was born in the house⁷⁹ and spent his early youth there.

⁶⁹ 1819 *Paxton Philadelphia Directory*, 1820 *Whitely Philadelphia Directory*, 1821 and 1822 *M'Carty & Davis Philadelphia Directory* all cite Leonard Koecker as a surgeon dentist at Washington corner of Walnut (York Buildings).

⁷⁰ 1823 *Desilver's Philadelphia Directory* cites Joseph Head as a gentleman at 2 Washington Square, 1824 *Desilver's Philadelphia Directory* cites Joseph Head as an innkeeper at SW corner Walnut and Washington Square.

⁷¹ Chain of Title prepared by John Hinchman, graduate student in the Graduate School of Fine Arts at the University of Pennsylvania, Fall 1999.

⁷² Ellis Paxson Oberholtzer, *Philadelphia: A History of the City and its People, A Record of 225 Years Vol II* (Philadelphia: SJ Clarke Publishing Company, 1912), page 254.

⁷³ Joseph Jackson, "Lafayette, General, Visit of 1824," *Encyclopedia of Philadelphia*, volume III (Harrisburg: The National Historical Association, 1932).

⁷⁴ Undated newspaper clipping, Philadelphia Scrapbook Collection, 43 Phila 78, Free Library of Philadelphia.

⁷⁵ Undated newspaper clipping, Perkins Collection (c.1900), volume 40B, page 23, Historical Society of Pennsylvania.

⁷⁶ 1828 *Desilver's Philadelphia Directory* cites Dr. McClellan at "1 York Buildings office b of 1", and 1829-1831 *Desilver's Philadelphia Directory* all cite Dr. McClellan at SW corner Washington Square and Walnut.

⁷⁷ A member of the Philadelphia Bar, *Wealth and Biography of the Wealthy Citizens of Philadelphia*, second edition (Philadelphia: GB Zieber & Co., 1845), page 15.

⁷⁸ Robert B. Beath, editor, *Historical Catalogue of the St. Andrew's Society of Philadelphia, Volume II 1749-1913* (Philadelphia: Lippincott Press, 1913), page 109.

⁷⁹ Caption affixed to print by Frank H. Taylor, "Old Residence, Seventh and Walnut Streets" or "Once a Fashionable Hotel," Print Department, The Library Company of Philadelphia.

Josiah Randall purchased the property and house for \$23,000 from Rachel Maris on 18 June 1835⁸⁰ but did not move into the house until sometime in 1836.⁸¹ At the back corner of the lot, Randall “built the two-story brick building at the corner of Goodwater alley and Seventh street, and used it as his law office.”⁸² His property was valued at \$20,000 by the tax assessor in 1841. This assessment included an entry regarding a mortgage to Mrs. Maris for the \$20,000.⁸³

A prominent Philadelphia family, the Randalls were influential in city, state, and national politics for many years. A distinguished public man, Josiah Randall (1789-1866) (see Figure 37) was regularly sought to speak on political issues of the era. He “was well and favorably known throughout the city ... his name was prominently before the public as a lawyer and politician and ... he achieved a prominent position in this city.”⁸⁴ Randall also extensively corresponded with national politicians of the day including Henry Clay, George Mifflin Dallas, and James Buchanan.⁸⁵ After his death, the Philadelphia Bar Association held a special meeting to eulogize “his devotion to public service, his intellectual capacities, and his professional skill.”⁸⁶ Randall was inducted as a Freemason in 1811⁸⁷ and later became a Grand Master Mason (1822-1824)⁸⁸ at age 32. Randall’s portrait as Grand Master Mason can be found on the north wall of the portrait hall at the Masonic Temple in Philadelphia.

Josiah and Annie lived in the house with a large and successful family, including one daughter, Susan, and four sons: Samuel Jackson (named after friend and family

⁸⁰ Deed Book AM No 65, page 673 & c., Philadelphia City Archives.

⁸¹ 1833-1837 *Desilver’s Philadelphia Directory*; although because Desilver published no directory in 1834 and a double-year directory in 1835-6, it appears that the Randalls did not move until 1836 (as featured in the 1837 directory) but they may have moved to the mansion as early as 1835, the year of purchase.

⁸² Undated newspaper clipping, Philadelphia Scrapbook Collection, 43 Phila 76, Free Library of Philadelphia.

⁸³ Tax Assessment Ledger -- Locust Ward, Philadelphia, 1841, Philadelphia City Archives.

⁸⁴ Obituary, *Philadelphia Inquirer*, 11 September 1866, page 2.

⁸⁵ Society Collection and Buchanan papers, Historical Society of Pennsylvania.

⁸⁶ Wayne A. Huss, *The Master Builders: A History of the Grand Lodge of Free and Accepted Masons of Pennsylvania, Volume III: Grand Master Biographies* (Philadelphia: Grand Lodge F & AM of Pennsylvania, 1989), page 84.

⁸⁷ Wayne A. Huss, *The Master Builders: A History of the Grand Lodge of Free and Accepted Masons of Pennsylvania, Volume III: Grand Master Biographies* (Philadelphia: Grand Lodge F & AM of Pennsylvania, 1989), pages 82-85.

⁸⁸ Wayne A. Huss, *The Master Builders: A History of the Grand Lodge of Free and Accepted Masons of Pennsylvania, Volume III: Grand Master Biographies* (Philadelphia: Grand Lodge F & AM of Pennsylvania, 1989), pages 82-85.

doctor, Samuel Jackson⁸⁹), Robert Earp, Henry, and William Seward.⁹⁰ The Randalls enjoyed an active political and social life. Josiah was a subscriber of the Library Company of Philadelphia as well as a patron of the Academy of Music.⁹¹ Eminent national politicians “were frequent guests at [the Randall] house ... Clay, Seward and Webster often passed their time under the hospitable roof of ... Josiah Randall.”⁹²

Samuel Jackson Randall (1828⁹³-1890⁹⁴) (see Figure 38) was the second eldest son of Josiah and Annie. He supported his family as a businessman through most of his life,⁹⁵ but is best remembered as a statesman. He served on the Common Council of Philadelphia and in the Pennsylvania State Senate⁹⁶ Randall was the popular, long-standing (1863-1890) U.S. Representative of the 1st District of Pennsylvania. While in the House, he held significant positions, including Chair of the Committee on Appropriations and a seat on the Committee on Public Expenditures.⁹⁷ He was also a strong supporter of Andrew Jackson’s reconstruction policy.⁹⁸

The Randalls owned and occupied the mansion for over 30 years. Less than a year after Josiah’s death, his widow, Ann, and trustees sold the property to the Philadelphia Saving Fund Society for \$31,583.33 on 11 July 1867.⁹⁹

The Randall Mansion was quickly demolished and the cornerstone of the new bank building was laid by June 1868. The PSFS building, constructed on the 700 and 702 Walnut Street lots, was completed by 1868. (see Figures 41-42) The PSFS next purchased lot 704 and by 1886 had extended their building.¹⁰⁰ (see Figures 43-44) Two insurance

⁸⁹ A son, Edmond W, was lost to dysentery at age 6 on 27 July 1839, family doctor Samuel Jackson signed the death record; Philadelphia Death Records 1803-1860, Historical Society of Pennsylvania.

⁹⁰ All family members are buried at Laurel Hill Cemetery. Cemetery records, Laurel Hill Cemetery, Philadelphia.

⁹¹ Wayne A. Huss, *The Master Builders: A History of the Grand Lodge of Free and Accepted Masons of Pennsylvania, Volume III: Grand Master Biographies* (Philadelphia: Grand Lodge F & AM of Pennsylvania, 1989), pages 82-85.

⁹² Undated newspaper clipping, Philadelphia Scrapbook Collection, 43 Phila 78, Free Library of Philadelphia.

⁹³ Cemetery records, Laurel Hill Cemetery, Philadelphia.

⁹⁴ Obituary, *Public Ledger*, 14 April 1892, front page and headline.

⁹⁵ Philadelphia City Directories; Philadelphia Census, 1850, 1860, 1870, National Archives, Philadelphia.

⁹⁶ *Biographical directory of the United States Congress, 1774-1989* (Washington, DC: US GPO, 1989).

⁹⁷ *Biographical directory of the United States Congress, 1774-1989* (Washington, DC: US GPO, 1989).

⁹⁸ Dumas Malone, editor, *Dictionary of American Biography* (New York: Charles Scribner’s Sons, 1935), pages 350-351.

⁹⁹ Deed Book JTO No 61 page 375 & c., Philadelphia City Archives.

¹⁰⁰ James Willcox, *A History of the PSFS 1816-1916* (Philadelphia: JB Lippincott Company, 1916), pages 78-79.

companies issued policies on the structure at this time and both valued the building at \$15,000.¹⁰¹

708 and 710 Walnut Street were purchased in 1894; the addition extending the PSFS building to its final configuration was completed by November 1898 (see Figure 45); the vault was installed in early 1900.¹⁰²

The PSFS building (700-710 Walnut Street) was valued at \$650,000 in 1917.¹⁰³ By 1988, Meritor Bank (formerly PSFS) had vacated the building at 700-710 Walnut Street. The transfer of this parcel number 2S10, lot numbers 51, 54, 57, 78, 82, 88 (which correspond to the contemporary address numbers 700, 702, 704, 706, 708, and 710 Walnut Street) for \$1,500,000 to the Samuel Rappaport Family Partnership occurred on 21 June 1988.¹⁰⁴ The entire block was purchased for \$4,700,000.¹⁰⁵

The re-surveyed block (including 700 to 718 Walnut Street and 207-21 South 8th Street) was transferred from the Samuel Rappaport Family Partnership to the St. James Walnut Associates (c/o P&A Associates) for \$3,000,000 on 23 February 2000.¹⁰⁶

2.2.2 *The Randall Mansion: The Architects*

The Randall Mansion was very likely designed by Benjamin Henry Latrobe. Upon initial inspection the house appears to have been designed by Robert Mills. The elevation featured in the 1809 Robert Mills drawing (see Figure 35) of Franklin Row for Captain John Meany¹⁰⁷ appears strikingly similar to DJ Kennedy's watercolor (see Figure 31) of the

¹⁰¹ Policy #13309, 30 April 1888, with inventory, for \$15,000, Insurance Company of North America, 700-710 Walnut Street file, Philadelphia Historical Commission; Policy #8722, 1 May 1888, for \$15,000, Mutual Assurance Company, policy cancelled 15 January 1947, Mutual Fire Insurance Policy Collection, Historical Society of Pennsylvania.

¹⁰² James Willcox, *A History of the PSFS 1816-1916* (Philadelphia: JB Lippincott Company, 1916), pages 78-79.

¹⁰³ *Assessed Values of Real Estate in Philadelphia 1917* (Boston: The Realty Publishing Co., 1917), page 215. Walnut Street south side: 700-710 151x174 2G banking building 650,000, 712 Alexander Biddle 25x174 3B – 3BB – 2B shop Rr 42,000, 714 Alexander Biddle 25x174 3B – 3 & 2BB – 2B stable Rr 42,000, 716 The Philadelphia Saving Fund Society 25xirreg 3B & store – 3BB 23,000, 718 The Philadelphia Saving Fund Society 25x55 4B & store 40,000; Eighth Street: The Philadelphia Saving Fund Society at 207, 209, 211, 213, 215, 217, 219, 221, and 223, 209-219 4BH & store – 2BB each at 9,000, 221 4BH & store – 2BB 9,500, 207 4BH & store 7,000.

¹⁰⁴ Deed Book D No 1101 page 136 & c., Philadelphia City Archives.

¹⁰⁵ 700-710 Walnut Street file, Philadelphia Historical Commission.

¹⁰⁶ Document ID # 50044033, Philadelphia Recorder of Deeds Office.

¹⁰⁷ This drawing was initially found in a JSAH article [Kenneth Ames, "Robert Mills and the Philadelphia Row House," *Journal of the Society of Architectural Historians* Volume XXVII No 2, May 1968, pages 143-144.]. Better reproductions have since been discovered in the Slide Collection, University of Pennsylvania Fisher Fine Arts Library and in a book Theodore B. White, editor, *Philadelphia Architecture in the Nineteenth Century* (Philadelphia: University of Pennsylvania Press, 1953), plate 87. The 1964 exhibition catalog, *Two Centuries*

Randall Mansion.¹⁰⁸ The orientation of the site –the southwest corner of Walnut Street and a cross street – applies to the site north of Franklin Row as well as to the site for Meany's house. The drawing notes "Walnut St." to the north of the house and a wall extends from the house to the "Alley;" the noted depth of the lot is 154.0 ft rather than 174 feet found in the Randall Mansion lot. The house elevation drawing contains similar architectural elements and aligns with the row house elevations on the left, but was not part of the row. The house plan to the right sides on Walnut, but Franklin Row did not extend all the way to Walnut Street. The end house design on this drawing may have been a record of the Meany home at Walnut and Seventh Streets (and quite similar, as Ames notes, to the John Soane cottage design¹⁰⁹) which influenced the design of Franklin Row.

An E.H. Klemroth watercolor (see Figure 33) in the Castner Collection at the Free Library of Philadelphia¹¹⁰ appears to match the Mills drawing, especially the back bay not found in any other views of the property. The fenestration and courses are all strikingly similar. With this information, it seems clear to assume that Robert Mills designed the Randall Mansion.

In a review of Robert Mills's papers,¹¹¹ one finds multiple references to Captain Meany. These letters are not between Mills and Meany, however, but between Benjamin Henry Latrobe and Mills regarding Meany. All the letters were written in 1807 while Latrobe was working on the Capitol in Washington, DC, and Robert Mills was supervising the construction of Latrobe's Philadelphia projects.¹¹² Benjamin Henry

of *Philadelphia Architectural Drawings* (at the Athenaeum of Philadelphia) contains a handwritten note indicating that the drawing "Design No 2 (Franklin Row) ... for Capt John Meany," dated 1 May 1809, as being located in the Bryn Mawr Collection (a presumed gift from the original owner, Seymour Adelman); further search revealed an un-catalogued Library Special Collections, and the librarian was unable to locate the original drawing].

¹⁰⁸ David Johnson Kennedy, "South West corner of Walnut Street and Washington Square, residence of Mr. Josiah Randall in 1836, demolished in 1868. (Mr. Geo. [sic] Heads Hotel in 1824.) when General Lafayette was entertained by the City Troop, Captain Say. Sketched by DJ Kennedy," watercolor. Historical Society of Pennsylvania.

¹⁰⁹ Kenneth Ames, "Robert Mills and the Philadelphia Row House," *Journal of the Society of Architectural Historians* Volume XXVII No 2, May 1968, pages 143-144.

¹¹⁰ E.H. Klemroth, "SW corner Washington Square and Walnut Street, March 14, 1868," [nb: image was completed either just before or just after demolition of mansion, as the cornerstone was laid 13 June 1868], watercolor, Castner Collection, Free Library of Philadelphia.

¹¹¹ Pamela Scott, editor, *The Papers of Robert Mills 1781-1855*, microfilm (Wilmington, DE: Scholarly Resources Inc., 1990).

¹¹² Sandra Tatum and Roger Moss, *Biographical Dictionary of Philadelphia Architects: 1700-1930* (Boston: GK Hall & Co., 1985), pages 467-9.

Latrobe; therefore, probably designed No 1 York Row (later referred to as the Randall Mansion).

The letters discuss various problems with design and construction of the John Meany house. Latrobe's correspondence expresses frustration with Meany and his many changes to Latrobe's design. The letter of 2 July 1807 states "Captain Meany must do just as he pleases about his house, I care very little about its appearance. Please to tell him that the design I made is I think the best thing he can make of it. But if anything else pleases him better, I hope he will adopt it." By his 5 August 1807 letter, Latrobe has become exasperated with the Meany situation: "I am a little sick of Captn Meany. I shall never get the least credit by his house, for the plan adopted by him forbids that; and therefore I am wholly indifferent about the detail."¹¹³

The clearest proof that Latrobe designed the building represented in the Klemroth watercolor is provided in the letter of 23 July 1807. The architect explains to his assistant that "the South Venetian Window of Captn Meany's house will be like that designed for the North excepting that the Soffit will follow the bow [interior] and leave the frame straight [exterior]." This description also matches the plan evident in the Mills Franklin Row drawing. This design will produce a grand interior to correspond with the later accounts regarding the fineness of the house.

Confirmation that Thomas Ridgway, bricklayer, was involved in the development and construction of most or all of York Row can be found by linking two letters in the collection with his ownership of at least two of the properties on the row, Nos 9 and 10,¹¹⁴ and the timing of construction¹¹⁵. The first letter of 2 July 1807 directs "Ridgeway" regarding the construction of floor openings and supports for the installation of a large stove in the "center of the great hall" of an un-named building. The second letter of 20 September 1807 discusses Captain Meany's stove and where Mills can attain more information regarding the particular type of stove.¹¹⁶

¹¹³ See History of the Property chapter, page 9, and Ownership/Occupancy table in Appendix III.

¹¹⁴ Chains of Title prepared by Christine Miller (No 710 York Row) and John Hinchman (No 708 York Row), graduate students in the Graduate School of Fine Arts at the University of Pennsylvania, Fall 1999.

¹¹⁵ A later reminiscence states that the houses (York Row) were built in 1807 and 1808, the house at the southwest corner of Walnut and Seventh streets was built by the late Captain John Meany. Undated recollection, Castner Collection, Free Library of Philadelphia.

¹¹⁶ Pamela Scott, editor, *The Papers of Robert Mills 1781-1855*, microfilm (Wilmington, DE: Scholarly Resources Inc., 1990).

In the last letter regarding the Meany house, Latrobe requests payment of \$100 on 23 December 1807 for the “design of your house.” After mentioning the changes and delays, he further states that “... I am as certain that a house built entirely by my design, and contrary to your wishes would please you when finished better than your own plan will”

Similar houses designed at the opening of the 19th century by Benjamin Henry Latrobe reinforce the hypothesis that he designed the Meany house.¹¹⁷ The Burd House (see Figure 39) at Ninth and Chestnut Streets and the William Waln House (see Figure 40) at Seventh and Chestnut Streets both reveal similar massing and architectural features. All contain the seemingly ubiquitous recessed arch of Latrobe’s domestic projects – some with entries, some with windows. Prominent entries containing fan lights and some side lights are found on the broad façades of these houses, rising above grand entry staircases. The windows include dramatic full-length examples on the first stories with diminishing dimensions on the upper stories. The Burd House in particular, contains the hemispherical window found in the gable of the Meany house. The courses have similarities in the full-height water course and one or more course lines emphasizing either stories or eave. Additionally, Latrobe’s letter of 23 July 1807 mentions to Mills that “the Jaumbs [of the Venetian Window] will be very wide and contain all the Shutters, as in Mr. Waln’s drawing room.” The letter of 28 July 1807 regarding a possible head to the Venetian window, suggests that “Mr. Waln’s window will be your best Guide.”

Upon further research into the papers of Benjamin Henry Latrobe, a footnote was found regarding the correspondence from Latrobe to Robert Mills which confirmed this connection between the Klemroth view, the Latrobe letters, the Mills drawing, and Meany’s house design.¹¹⁸

Captain John Meany’s house at the corner of Walnut and Seventh Streets may appear on the Robert Mills Franklin Row design drawing as a favor to Meany. Perhaps he included it as a post-construction “as built” drawing – it appears somewhat rendered

¹¹⁷ Leonard K. Eaton, *Houses and Money: The Domestic Clients of Benjamin Henry Latrobe* (Dublin, NH: William L Bauhan Publisher, 1988).

¹¹⁸ Edward C Carter II, editor in chief, *The Papers of Benjamin Henry Latrobe*: John C. Van Horne, editor, *The Correspondence and Miscellaneous Papers of Benjamin Henry Latrobe, Volume 2, 1805-1810* (New Haven: Yale University Press, 1986), page 456.

with trees in the background – that may have inspired one of his design options for Franklin Row. Mills would certainly have been quite knowledgeable about the building, having supervised its construction. Perhaps when Latrobe expressed his indifference regarding the details, Mills took the opportunity to be quite helpful to Meany which, in turn, resulted in one of the earliest commissions (Franklin Row) for his own independent practice.¹¹⁹

Robert Mills (1781-1855), claimed to be America's first native-born architect, is best-known for his later work in Washington, DC. He designed there the Washington Monument (1848-1884) and the Treasury Building (1836-1869). In his early career, he was assistant to Benjamin Henry Latrobe. He supervised many of Latrobe's Philadelphia projects before opening his own office. While working in Philadelphia he designed such notable projects as Franklin Row (1809-1801), the Sansom Street Baptist Church (1811-1812), and the Octagon Unitarian Church (1812-1817).¹²⁰

Benjamin Henry Latrobe (1764-1820) came to America in 1796 and brought with him a penchant for designing in the Greek Revival style. He moved to Philadelphia and initially designed the elegant Bank of Pennsylvania (1798-1800) and several houses before taking on the completion of the US Capitol in 1803. While in Washington, DC Latrobe designed St John's Church (1816) and the Decatur House (1818-1819), and Baltimore's Roman Catholic Cathedral (1805-1821). His assistants, Robert Mills and William Strickland, became two of America's most famous architects, and they expanded the influence of the Greek Revival throughout the 19th century.¹²¹

2.3 The PSFS Building

The PSFS Building on Washington Square is a 2 ½ story Italianate commercial building with a grey granite façade and ornamental parapet. Two entrances face north onto Walnut Street. The windows on the first level are secured with painted ornate metal grates. A service entrance is located in the back of the building (on St. James

¹¹⁹ Sandra Tatum and Roger Moss, *Biographical Dictionary of Philadelphia Architects: 1700-1930* (Boston: GK Hall & Co., 1985), pages 542-3.

¹²⁰ Diane Maddex, editor, *Master Builders: A Guide to Famous American Architects* (Washington: The Preservation Press, 1985), pages 28-31.

¹²¹ *ibid.*, pages 16-19.

Place) through a deteriorated addition which nearly fills the original courtyard of the U-shaped structure. The building is currently unoccupied.

2.3.1 *The PSFS Building: Construction Chronology*¹²²

The firm of Sloan & Hutton won a design competition sponsored by the Building Committee of the Philadelphia Savings Fund Society to build a new and larger banking house than their current home 304-306 Walnut Street. Other participants included: J.H. Windram, S.D Britton, and Fraser Furness & Hewitt. Addison Hutton and Samuel Sloan had parted ways with by the time the contract was awarded and Hutton became the architect of the new building. The cornerstone was laid on 30 June 1868 and the building was completed on lots 700 and 702 Walnut Street (see Figures 26, 41 and 42) in 1869 at a cost of \$156,331.10. It included a grand banking room with offices and vault (installed for \$4785).

Hutton specified “best” Quincy granite, to be “fitted, bedded and clamped with iron . . . no ashlar to be less than six inches thick.” The granite work was completed by Barker Bros who had bid \$63,950, and other work was completed by contractor Richard J. Dobbins (bid \$64,350). Brick walls were to back the granite and flagstone. The original specification and bills also noted the construction to be of “iron beams and arches” with iron trusses over the banking room. The basement construction included 4’ 9” arches. He also noted “frescoing” in the banking room, of which no obvious evidence remains.

An expansion by Addison Hutton of the banking room to the west (after the purchase of 704 Walnut Street), with a south addition to Goodwater Alley, was constructed from 1884-1887. (see Figures 27, 28, 43, and 44) The building was completed at a cost of \$92,864.99. A watch house was added in the courtyard and the entire structure was soon to contain electric lights. Contracts were awarded on 6 April 1885: the selected builder was B. Ketcham & Son (bid: \$45,797) with H. Barker & Bros for the exterior granite work (bid: \$12,820) and Wm Gray & Sons for the interior granite work (bid: \$2475). Again, “best” Quincy granite was specified.

¹²² Unless otherwise noted in this section, the source of all specific details regarding construction of and changes to the PSFS Building is the Philadelphia Saving Fund Society Archives in the Center for the History of Business, Technology, and Society at the Hagley Museum and Library in Wilmington, DE.

Furness Evans & Co. was selected by the Building Committee in 1897 to expand the banking house in response to the spectacular growth in deposits with the PSFS. Allen Evans appears to have been the primary contact on the project. The banking room was greatly expanded, including an extension to the west and a large wing to the south, enclosing the courtyard on three sides with a U-shaped plan. The building now included lots 706, 708 and 710 Walnut Street and was completed in 1900 at a cost of \$377,587.08. The vault installation was not completed until 1913. (see Figures 28, 45-54)

A greater number of specialty contractors were hired for this phase and were approved on 14 April 1897: general and masonry contractor was John Atkinson, structural ironwork was completed by Phoenix Iron works, ornamental ironwork provider was Charles P. Bancroft, granitework was again completed by Wm Gray & Sons, roofing and sheetmetal contractor was J.S. Thorn Co., cement pavement was completed by Vulcanite Paving Co., plumbing by William McCouch, steam heat by Jas. P. Wood Heating Co., plastering by Hugh Boyd & Sons, painting and glazing by D.R. MacGregor & Sons, millwork by Mahlon, Fulton & Co., safety boiler from Harrison Safety Boiler Works, and vault provided by Damon Safe & Iron Works Co. (Boston).

Interior alterations to the building were completed by Furness Evans & Co. from 1912-1919 including staircase renovation, pneumatic tube system installation, and renovations to offices. Unique interlocking tiles (see Figures 125 and 126) found on some of the floors were likely designed by Furness. James F. O’Gorman notes that “His sketchbooks are filled with these patterns.”¹²³

Mellor, Meigs & Howe coordinated interior renovations during the 1920s; George Howe completed much work for various branches of the PSFS. Howe & Lescaze completed interior alterations as well as the installation of a sub-grade vault beneath the courtyard during the 1930s while they were coordinating construction of the new International Style “branch office” at 12 South 12th Street. The firm continued interior changes until 1935.

Subsequent alterations to the building were coordinated by the Architecture Unit of the Real Estate Department on the third floor at the new location. The mezzanine extension occurred in 1940. (see Figures 120 and 122) The 1940-1942 accounting room

addition filled most of the courtyard. Work on the building during the 1940s through the 1960s included two different campaigns of air conditioning systems, along with interior space realignments allowing for more accounting processing and storage space in the banking hall and offices.

The PSFS building is not individually listed in the National Register of Historic Places, nor is it included in the Washington Square West district.¹²⁴ It was certified on 28 May 1957 as a Philadelphia landmark by the Philadelphia Historical Commission.¹²⁵ It was added in 1970 to the Pennsylvania Register of Historic Places,¹²⁶ and HABS photographs and a report were completed in 1975 (HABS No. PA-1462).¹²⁷

2.3.2 *The PSFS Building: The Architects*

Addison Hutton (1834-1916) was a distinguished architect in Philadelphia for over half a century. He partnered with Samuel Sloan from 1864-1868, taking over the PSFS Building commission when Sloan left the firm. During his career, he worked both independently and with various partners on commissions primarily consisting of residential, educational, commercial and religious structures, including the Arch Street Methodist Church (1869), the Historical Society of Pennsylvania (1902), and buildings at Bryn Mawr College and the University of Pennsylvania.¹²⁸

Frank Furness (1839-1912), renowned for his prolific eccentric architecture throughout Philadelphia, trained in office of Richard Morris Hunt in New York until 1866.¹²⁹ He served in the Civil War while under the tutelage of Hunt, and after his return to Philadelphia he partnered with John Fraser and George Hewitt until 1871. As Furness & Hewitt, the firm designed the career-making Philadelphia Academy of the Fine Arts (1871-1876) as well as numerous residences, and institutional buildings

¹²³ James F. O’Gorman, *The Architecture of Frank Furness* (Philadelphia: Philadelphia Museum of Art, 1973 and 1978), page 66, footnote 107.

¹²⁴ National Register of Historic Places, National Park Service website: <http://www.cr.nps.gov/nr/>.

¹²⁵ 700-710 Walnut Street file, Philadelphia Historical Commission.

¹²⁶ 700-710 Walnut Street file, Philadelphia Historical Commission.

¹²⁷ Historic American Building Survey/Historic American Engineering Record HABS/HAER index, <http://www.cr.nps.gov/habshaer/>.

¹²⁸ Sandra Tatum and Roger Moss, *Biographical Dictionary of Philadelphia Architects: 1700-1930* (Boston: GK Hall & Co., 1985), pages 401-407.

¹²⁹ George E Thomas, Jeffrey A. Cohen and Michael J. Lewis, *Frank Furness: The Complete Works*, Revised Edition (New York: Princeton Architectural Press, 1996), page 122.

including commissions at the Philadelphia Zoological Gardens. Hewitt left in 1875 and in 1881 Furness & Evans was formed with Allen Evans, a chief draftsman in the firm.¹³⁰

Allen Evans (1849-1925) began his architectural career in the office of Samuel Sloan and later joined Furness & Hewitt, eventually becoming a full partner. The office of Furness & Evans focused primarily on residences and bank buildings. In 1885 the firm expanded to become Furness, Evans & Co. and produced a significant quantity of work in the Philadelphia region including hospital, religious, commercial, educational, and residential buildings as well as the notable line stations for the B&O and Pennsylvania Railroads.¹³¹

George Howe (1886-1955) started his career with the firm of Furness, Evans & Co. after graduating from Harvard University (BA in Architecture, 1908) and the Ecole des Beaux-Arts in Paris (1912). He joined Walter Mellor and Arthur Meigs in their firm and they worked together as Mellor, Meigs & Howe from 1916-1928, producing numerous clubs and residences. Howe also designed new branches and alterations to the PSFS headquarters. In 1928 Howe left the firm and continued to work for PSFS. In 1929 he partnered with William Lescaze (1869-1969) from Switzerland to form Howe & Lescaze and they designed the landmark new PSFS headquarters skyscraper at 12th and Market Streets in the International Style while renovating the 7th and Walnut PSFS building. After they parted in 1935, Howe worked with the US government and later focused on education in the profession.¹³²

2.3.3 *The PSFS Building: Past Development Proposals*

At least three different proposals over the last five years have been submitted by developers to re-use the PSFS and neighboring buildings.¹³³ Local civic associations have been supportive in the hope that the darkened block can be revitalized. Meritor Bank, formerly PSFS, sold the 700-710 Walnut building to the Samuel Rappaport Partnership in 1988 for \$1.5 million.¹³⁴ The building has been vacant since and was

¹³⁰ Sandra Tatum and Roger Moss, *Biographical Dictionary of Philadelphia Architects: 1700-1930* (Boston: GK Hall & Co., 1985), pages 287-296.

¹³¹ *ibid*, pages 249 and 289-295.

¹³² *ibid*, pages 394-396 and 526-530.

¹³³ *ibid*.

¹³⁴ Deed Book D No 1101, page 136 & c., Philadelphia City Archives.

recently sold with all other buildings on the block to St. James Walnut Associates, c/o P & A Associates for \$3 million.¹³⁵ The infamous Samuel Rappaport had let this block, and many other historic buildings in Philadelphia, fall into disrepair via demolition by neglect.

The most recent proposal by P&A Associates with Bower Lewis Thrower Architects was originally approved in concept on 4 August 1999 by the Architectural committee of the Philadelphia Historical Commission.¹³⁶ It was approved, with revisions, most recently by the Philadelphia Historical Commission on 10 January 2001.¹³⁷ The proposal is for a 46-story luxury residential high rise (309 units) on the west end of the block will have an entry court off St. James (back) and a parking garage on the lower nine floors. (see Figures 90-91)

The mid-20th century west end building will be entirely demolished, and the proposal calls for substantial demolition of the three remaining York Row buildings beyond a 15 feet depth (even though the actual ridgeline is 22 feet from the front of the façade). The PSFS complex will be adaptively used, but some parts of it, including a large portion of the Furness, Evans & Co addition, will be demolished as well.

The PSFS spaces are intended to become amenities for high rise residents, including a restaurant chain, services & offices.¹³⁸ The proposal contract requires sale before the end of 1999 and construction would be complete in approximately two years.¹³⁹ The city of Philadelphia will provide TIF money, but no Historic Tax Credits will be used by the developers.¹⁴⁰

Economic development on this long-inactive block of Philadelphia is considered important in the Historical Commission's review of this project. A goal and considered success of the Commission is to maintain the streetscape with the façades intact and the tower set back from the street, while allowing revitalization of the neighborhood.

¹³⁵ Document ID No 50044033, Philadelphia City Archives.

¹³⁶ The Architectural committee of the Philadelphia Historical Commission voted unanimously to recommend approval of the proposal in concept to the full Historical Commission with certain restrictions including: retention of York Row storefront at 716 Walnut Street (an alteration), reconstruction of rounded dormers, and that no demolition permits would be issued until financing is secured.

¹³⁷ Letter dated 11 January 2001, 700 Walnut Street file, Philadelphia Historical Commission.

¹³⁸ Telephone conversations with developer, P&A Associates and Bower Lewis Thrower Architects on 8 November 1999.

¹³⁹ *ibid.*

¹⁴⁰ *ibid.*

Although this proposal can be a positive impact on the Washington Square area, it is unfortunate that the Historical Commission is not stronger in its objection to demolition of part of the Furness, Evans & Co portion of the PSFS complex, and the last few buildings in one of the earliest and most significant rows in the city: York Row.

CHAPTER THREE: DESIGN PROPOSAL

3.1 Program

An Architecture Resource Center: Collecting, Presenting, Sharing Architecture is the proposed new use for the PSFS Building.

Housed in the building will be a new collaborative consortium of the collections and activities of Philadelphia architectural institutions including: the Athenaeum – Architectural Collection, Independence National Historical Park (INHP) – Architectural (fragment) Study Collection, the Foundation for Architecture, and the Charter High School for Architecture and Design (CHAD).

As stated in the introduction, the physical goals of the program are to maintain the character and fabric of the spaces and details within the building. The essential quality of the interior is the great volume of space in the banking room complemented by the unique details and more intimate spaces throughout the structure. Sound, light, and access are essential considerations in renewing the spatial character. Inventive use of existing spaces, with the linkages and circulation provided by new spaces will enliven the entire building and its site. The programmatic goals are to revitalize the area around Washington Square with a building providing cultural and social uses. It is important to provide linkages with the neighborhood and a component that includes evening activities.

Prelim Needs sq ft	Exhibit	Admin	Storage	Process/Care	Education	Gathering/Comm
Athenaeum	tbd	tbd	5000	tbd	tbd	tbd
INHP	600	tbd	2300	200	tbd	tbd
Fdn for Arch	tbd	6000	800	300	tbd	tbd
CHAD	tbd	n/a	tbd	tbd	tbd	tbd
TOTAL = 15,200++	600	6000	8100	500	tbd	tbd

Table 1. Preliminary program needs.

Program sq ft	Exhibit	Admin/Support	Process/Care/Storage	Education	Gathering/Comm
Athenaeum	2300	1000	6000	shared	shared
INHP	10,700	1000	3000	shared	shared
Fdn for Arch	1000 flex	4500	2500	shared	shared
CHAD	1000 flex	n/a	500	shared	shared
TOTAL= 44,500*	14,000	6500	12,000	4200	7800

Table 1. Program proposal.

- Mechanical spaces of 2500 sf not included.

The program consists of spaces (in a total of 47,000 sf) for exhibition; education; gathering, circulation, and commerce; administration and support; and processing, care, and storage. (see Figure 4) The exhibition spaces primarily include large and three-dimensional objects (the INHP Architectural Study Collection and large-scale models of city development) in the large banking spaces; and smaller, light-sensitive two-dimensional objects (drawings, prints, and photographs) in the smaller spaces of the original office and board room wing. The UV light and visitor access is more easily controlled in these smaller individual rooms.

Education spaces include the addition of an auditorium in the basement level, near the vault installed by George Howe in 1930-31. The vault itself will be used for exhibitions. Access in and out of the basement level will include Howe's sleek 1930s stainless steel and marble stairwell as well as a new stairwell that runs opposite along the revealed rubble foundation wall of the original East building. (see Figures 81 and 82) Other educational spaces include the library and reading room on the East mezzanine/second floor located in the original banking room, as well as the use for seminars of the original board room on the second floor.

Gathering and circulation will include a shop in the banking room inside the entrance. This will be housed within the parameters of a reconstructed bank of teller windows. There will also be a café, walkways, and an elevator within the new courtyard addition. The walkways will link exhibition spaces on the second level and ease circulation throughout the building wings. Visitors will pass from building space to courtyard space through select large window openings. This linkage will provide a physical and temporal link with the phases of the building construction. The new addition and the paved exterior spaces in the courtyard will be the meeting place for tours leaving the center for other parts of the city. Buses and vans will meet tour participants at the courtyard entrance off St. James Street.

Initial exhibits will consist of both permanent and visiting collections with a focus on:

- Development of the city
- Building technologies and tools
- Building fragments and artifacts
- Design and representation – drawings and models, contemporary and historic
- Library and reading room
- Digital connections and interactive spaces

The administration and support spaces are primarily on the East end of the first level, in original offices of the first building. All processing, care, and storage spaces are located in the basement level with appropriate renovations for archival collections.

This program should allow the building to be a catalyst for community interest and activity, enriching the neighborhood with an educational and social resource. The Architectural Resource Center appeals on a variety of levels to all ages: to scholars for the reading room and collections, to students for the collections and educational affiliation with CHAD, to adults in the community for continuing education and outreach programs, and to tourists visiting nearby historical sites.

Special consideration will need to be given to environmental conditions required by the new use of the building. Climate control and interior lighting conditions will need to address the specific collections displayed and housed in the new resource center. The program already takes into consideration the differences in exhibition spaces for two-dimensional versus three-dimensional objects. Specialized gallery lighting will need to be designed with the specific collections in mind. The gallery and exhibition space in the basement vault will need to be flexible for visiting collections. Archival storage and security are a primary consideration for all collections in the facility. Security issues are another concern in combining spaces with various uses and hours of operation.

Exterior lighting is essential to re-establish a presence in the neighborhood. A lighting plan for the building would include façade lighting to articulate the granite surfaces as well as lighting of the addition to emphasize the new use and activities on the site.

3.2 Drawings and Models

Graphic images (including posters and hand drawings) and models of the design proposal presented to an architectural review jury are reproduced on the following pages.

The design presumes the demolition of the 1940s courtyard addition that served as a computer facility, but is now infiltrating the building with moisture from its poor drainage system. The new addition links the building phases and uses, both horizontally and vertically.

The addition consists of a glass curtain wall on a steel frame and a fritted glass ceiling structure supported on tensile trusses. The structure for the addition hugs the exterior of the building, but does not intrude upon it. The walkways are supported by the addition structure with minimal support against the formerly exterior walls of the courtyard. The height of the addition allows for clearance of the various roof lines of the different building phases and also allows for visibility on the East façade and can be seen from Washington Square to the East.

DESIGN PROPOSAL: DRAWINGS & MODELS

Figure 1	Design Proposal: Site plan.
Figure 2	Design Proposal: Process Poster One.
Figure 3	Design Proposal: Process Poster Two.
Figure 4	Design Proposal: Programmatic plan diagram showing proposed space usage: Basement, Level One, and Level Two.
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Figure 6	Design Proposal: Plans: Basement and Roof Levels.
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Figure 11	Design Proposal: Courtyard Addition Perspective.
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Figure 20	Design Proposal: Model: East elevation.
Figure 21	Design Proposal: Model: North elevation.

Figure 22 Design Proposal: Model: Rear elevation.

Figure 23 Design Proposal: Model: Northeast view.

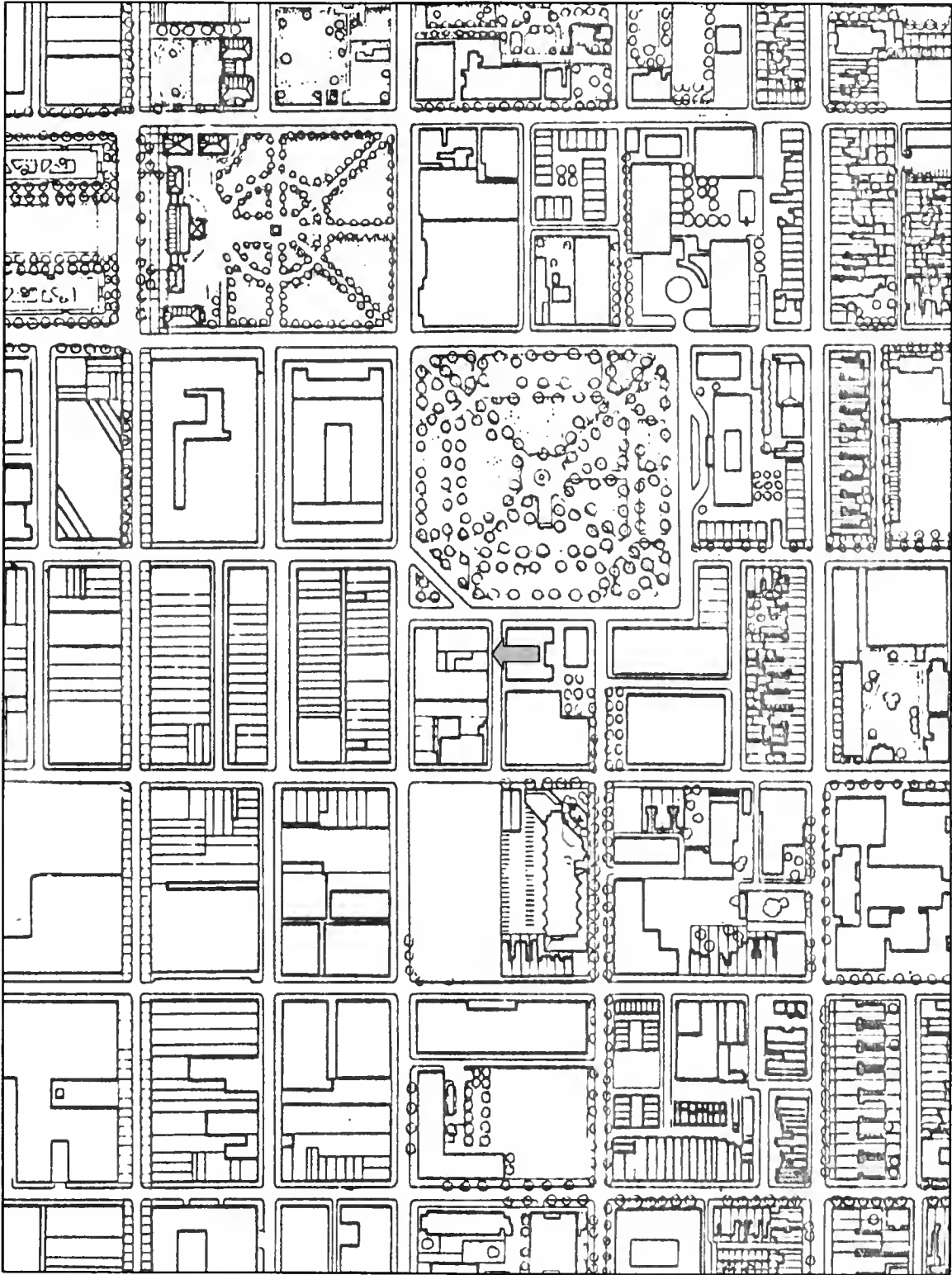
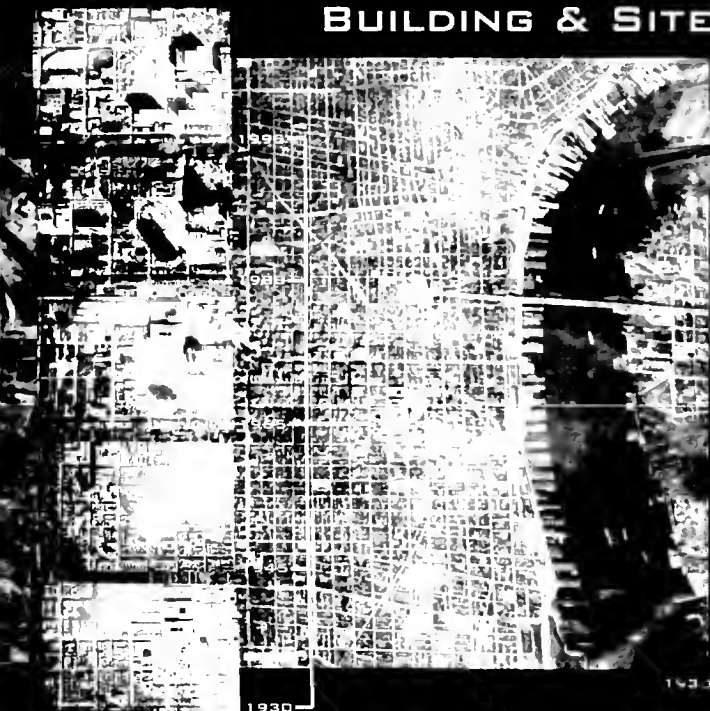


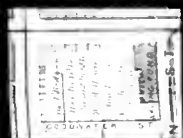
Figure 1. Site Plan.

AN ADAPTIVE USE PLAN FOR PSFS-WASHINGTON SQUARE

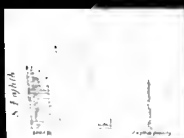
BUILDING & SITE



1930



1859



1837

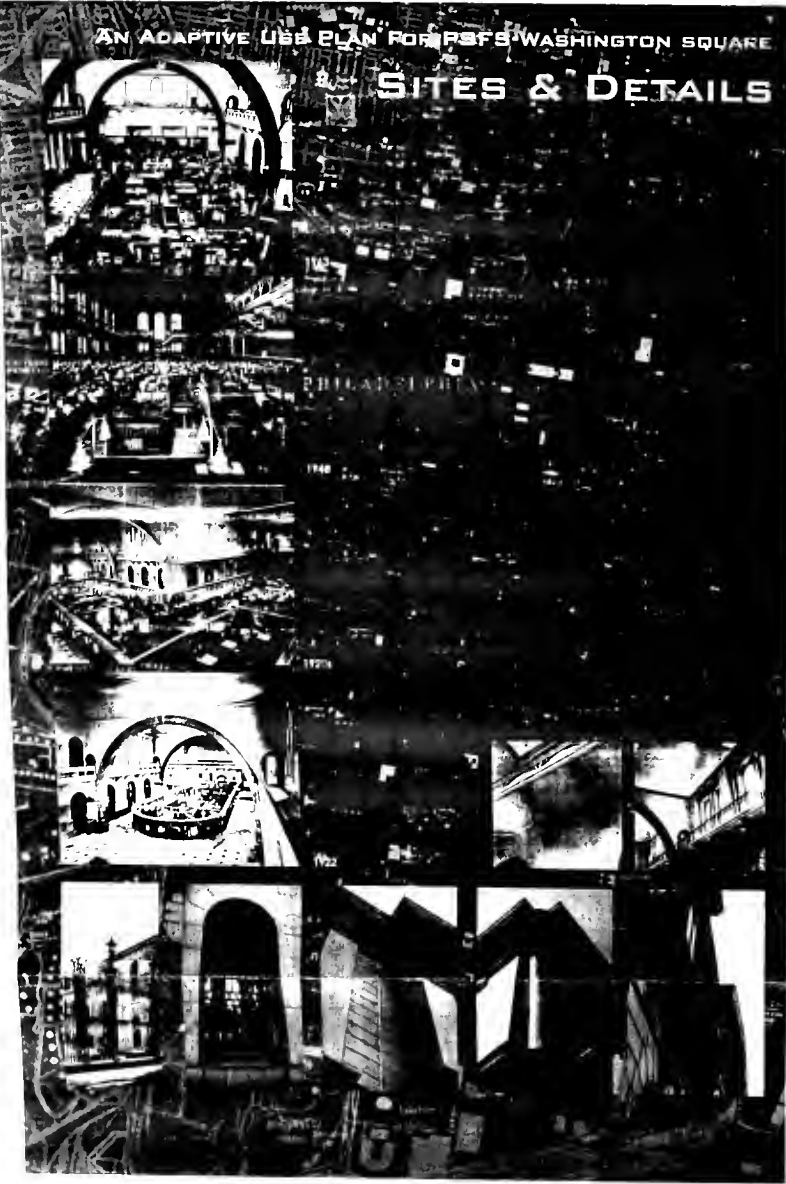


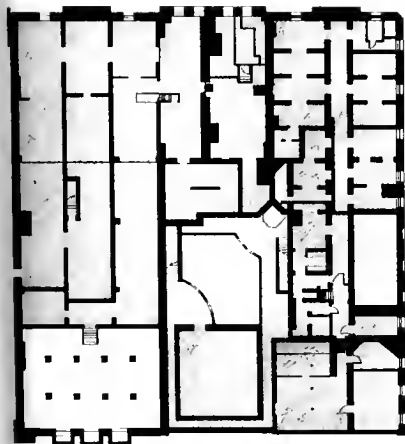
1895



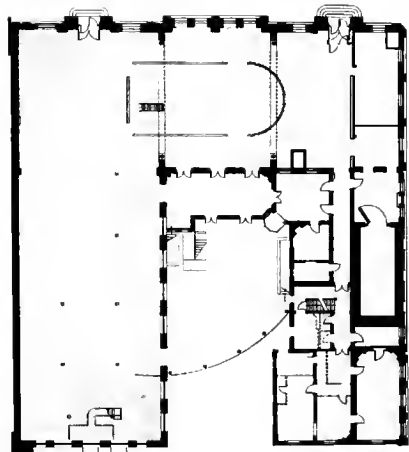
AN ADAPTIVE USE PLAN FOR RSFS WASHINGTON SQUARE

SITES & DETAILS

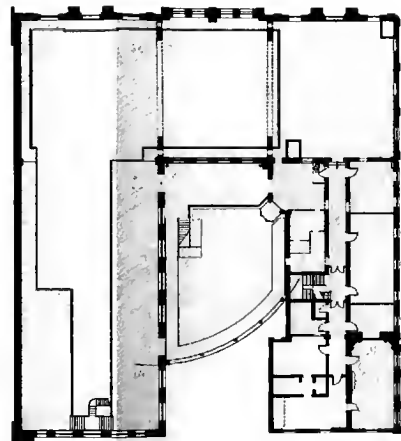




BASEMENT



FIRST

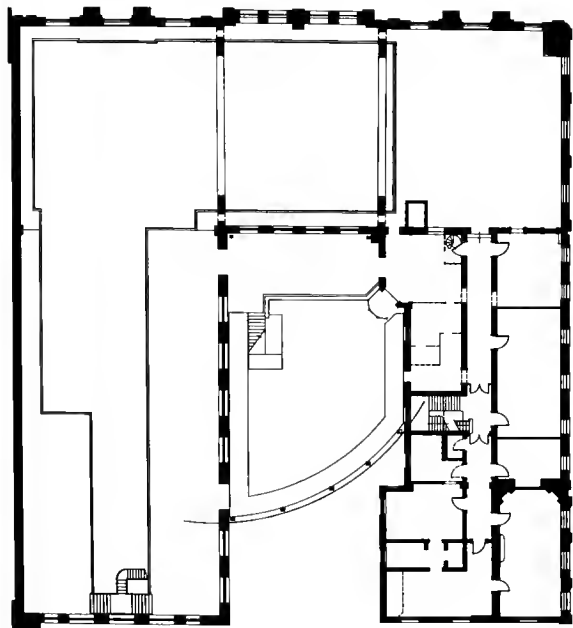


SECOND

- | | | |
|-------------------------|--|----------------------|
| Exhibit | | Admin/Support |
| Education | | Gathering/Commercial |
| Processing/Care/Storage | | |

PROGRAM DIAGRAM

← WALNUT STREET

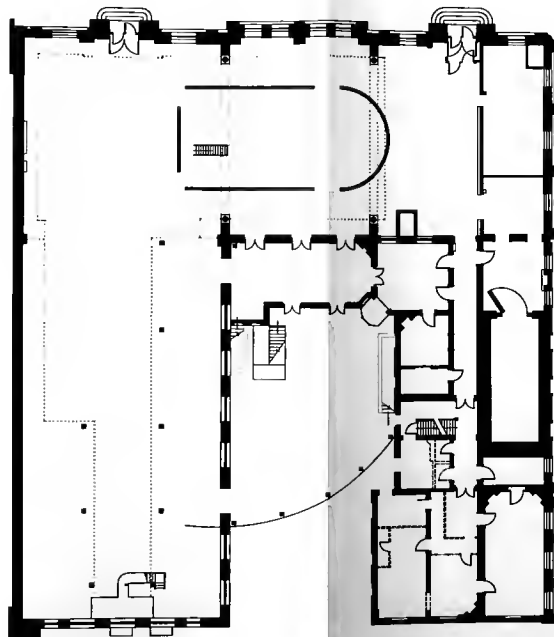


ST JAMES STREET

SECOND FLOOR

↑ WEST WASHINGTON SQUARE

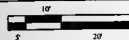
← WALNUT STREET

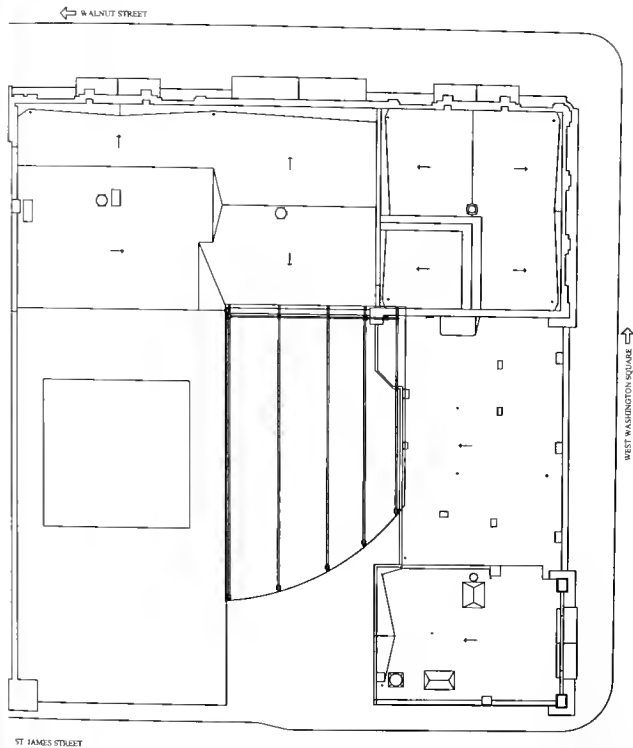


ST JAMES STREET

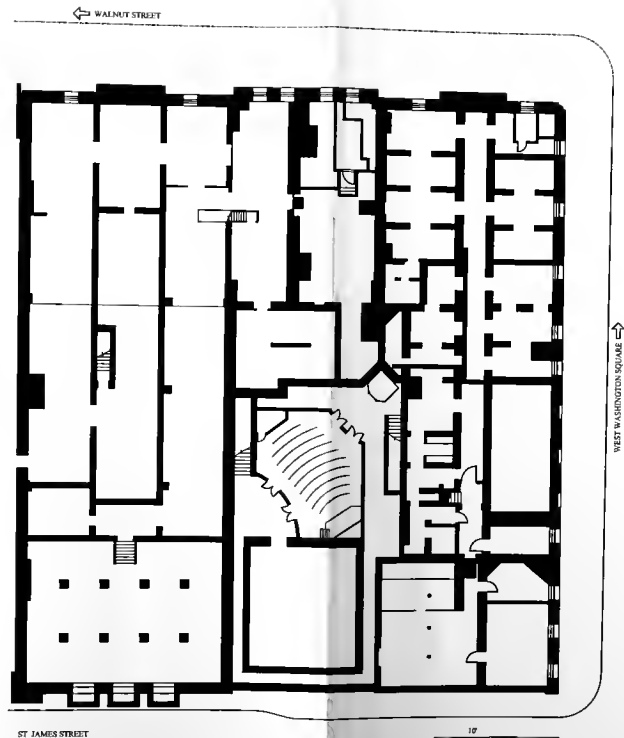
FIRST FLOOR

↑ WEST WASHINGTON SQUARE





ROOF

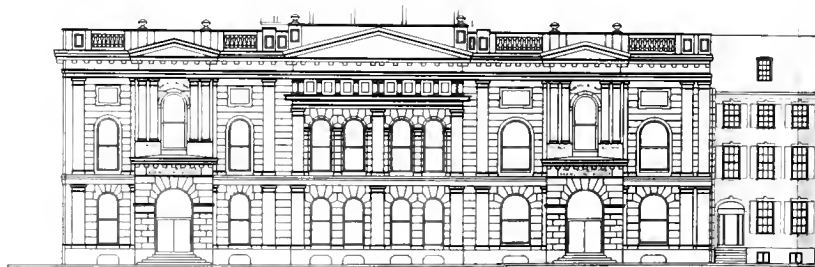


BASEMENT



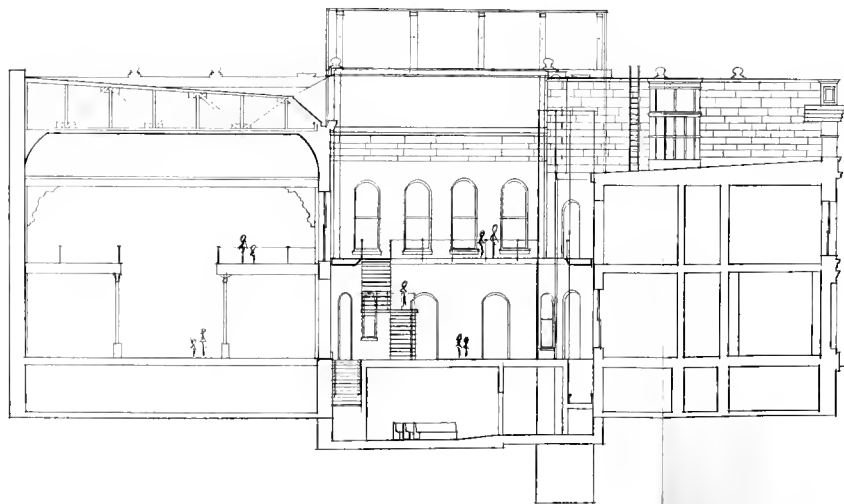
EAST ELEVATION

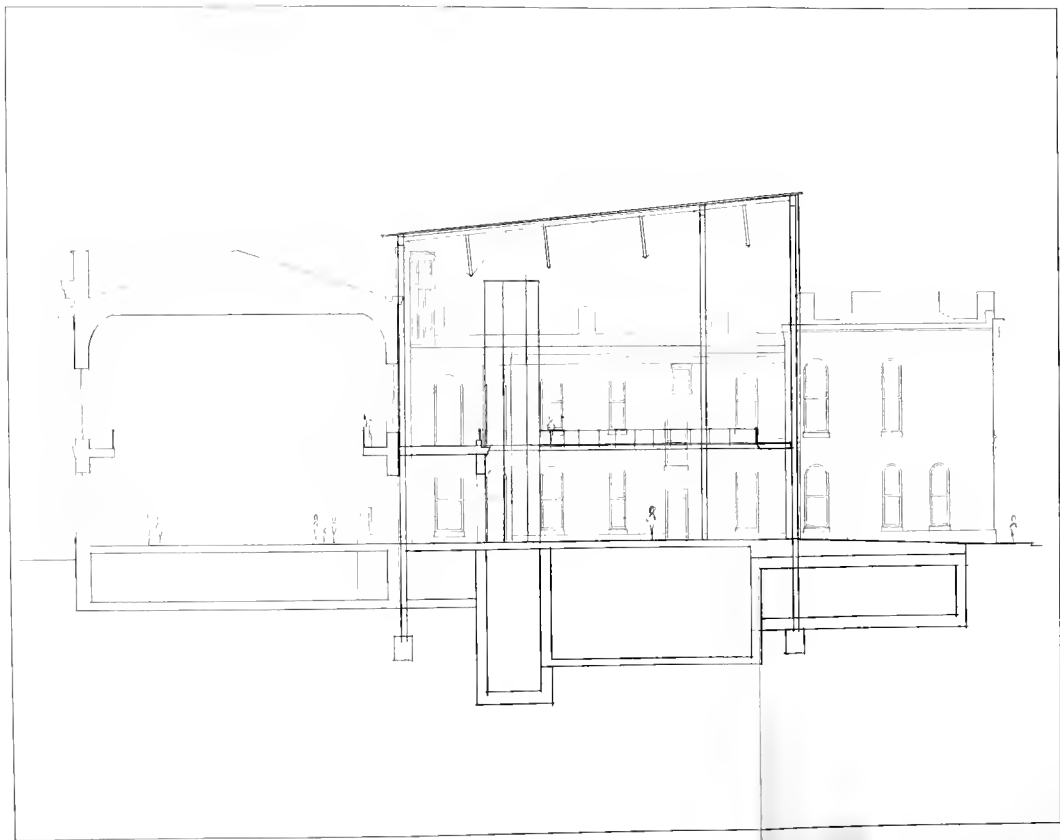


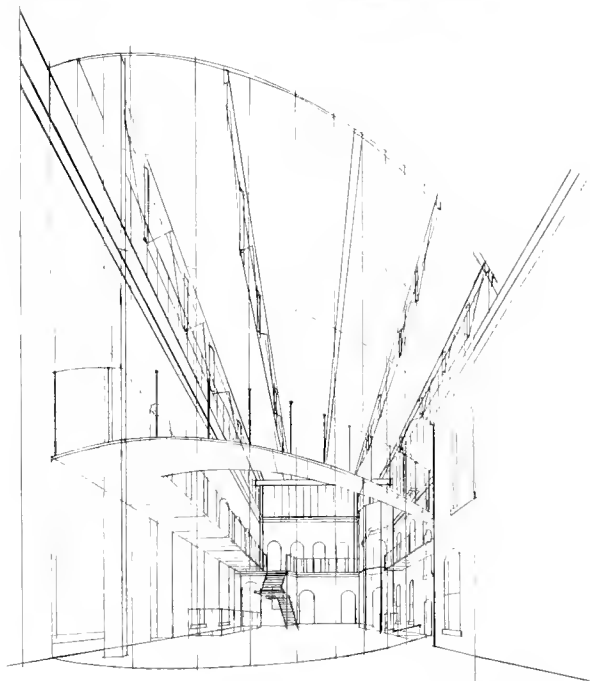


NORTH ELEVATION









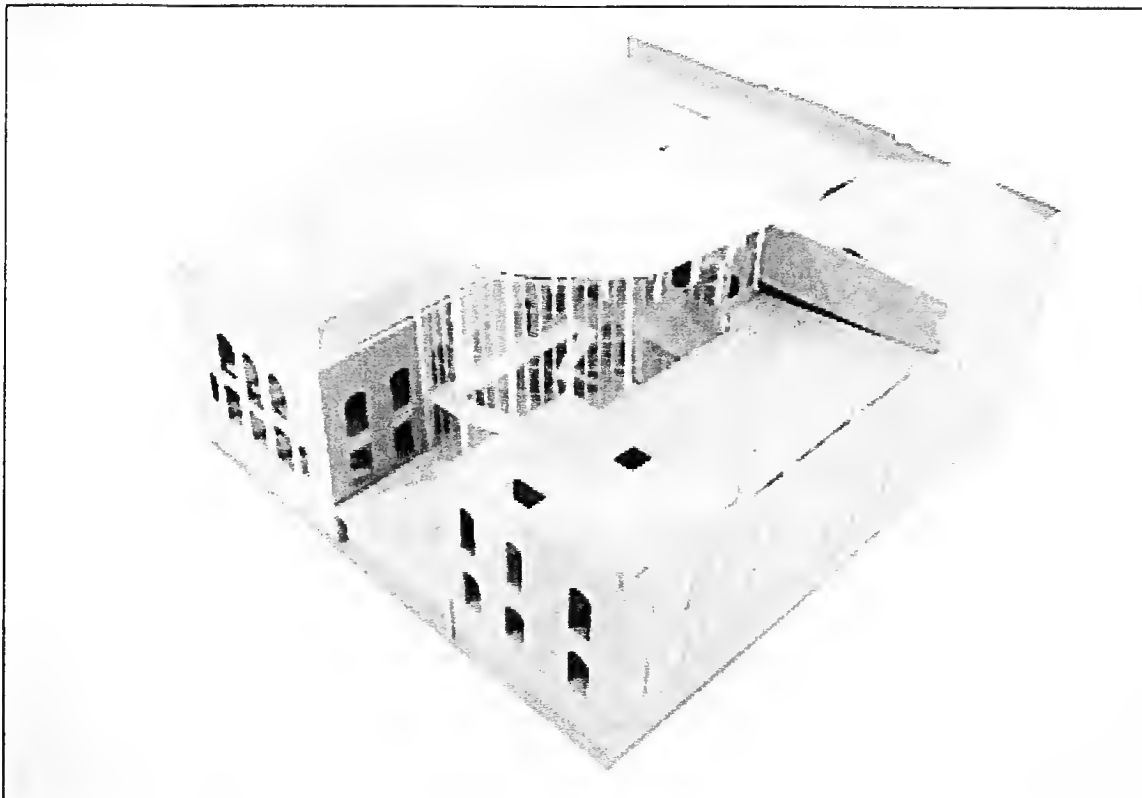


Figure 12. Design Proposal: Model: Southeast view.

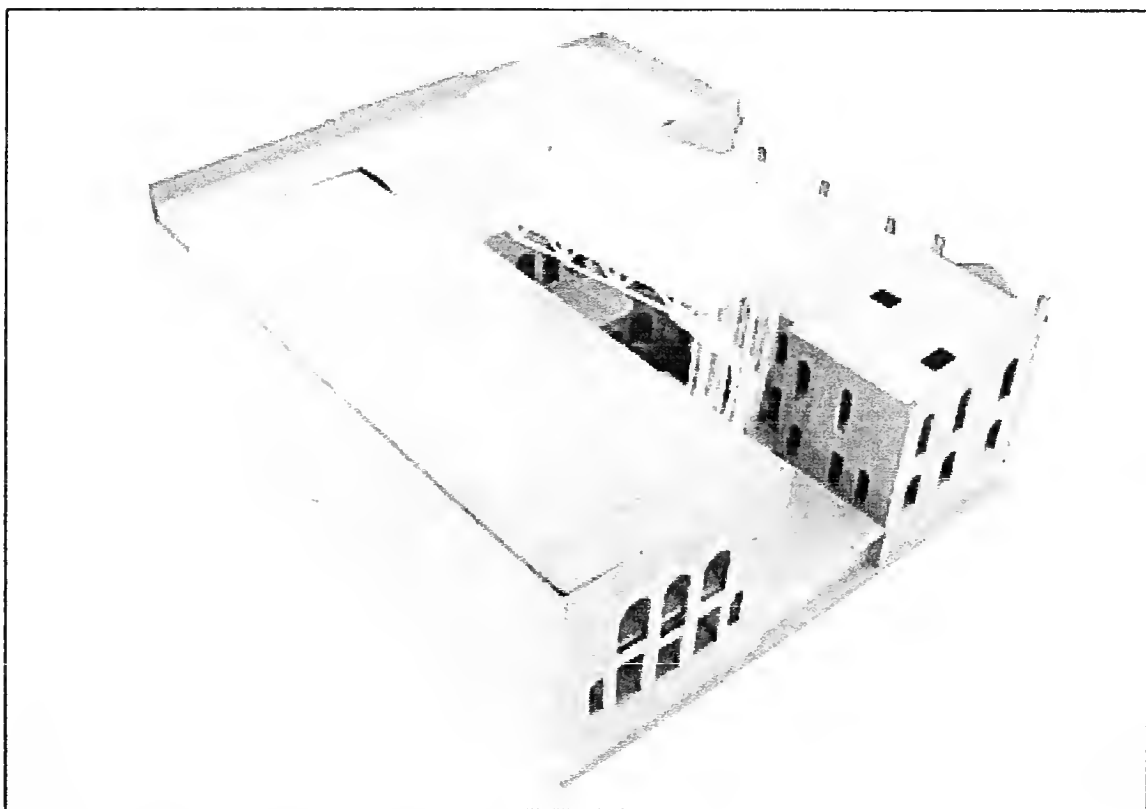


Figure 13. Design Proposal: Model: Southwest view.

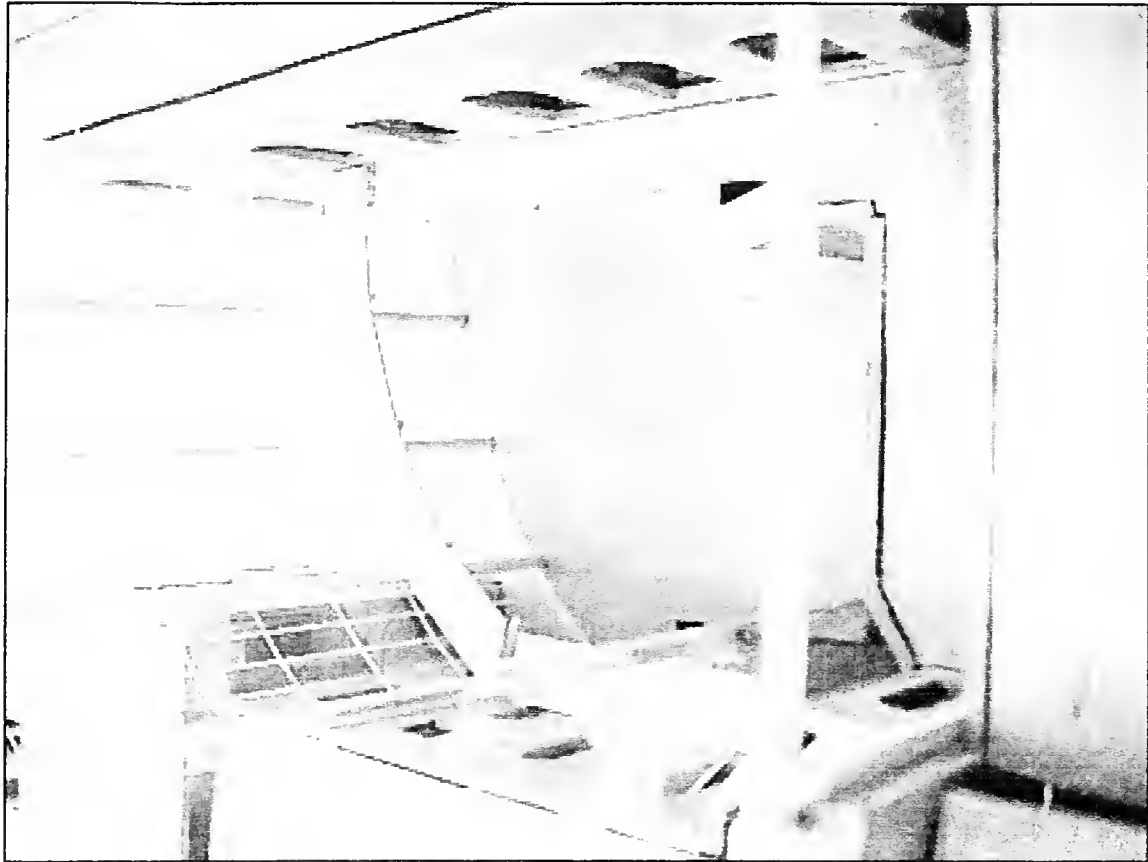


Figure 15. Design Proposal: Model: View South into addition.

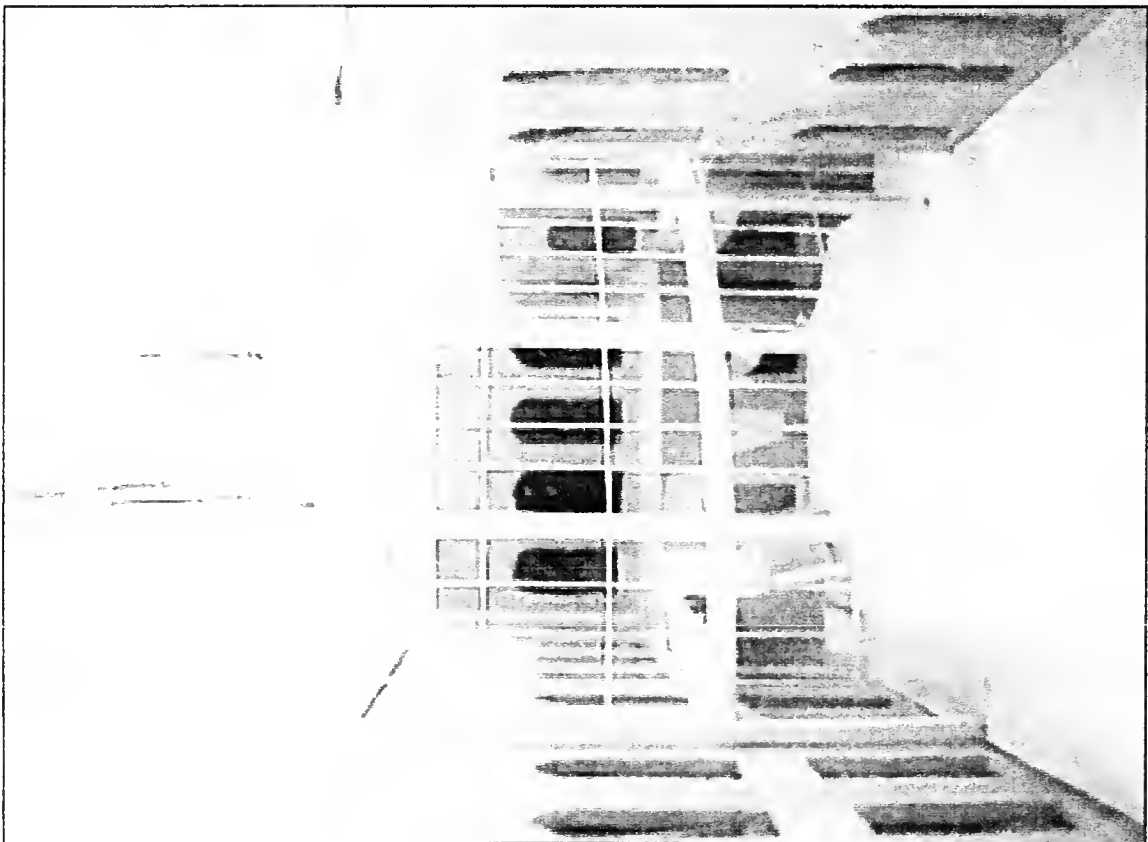


Figure 14. Design Proposal: Model: View North from courtyard into addition.

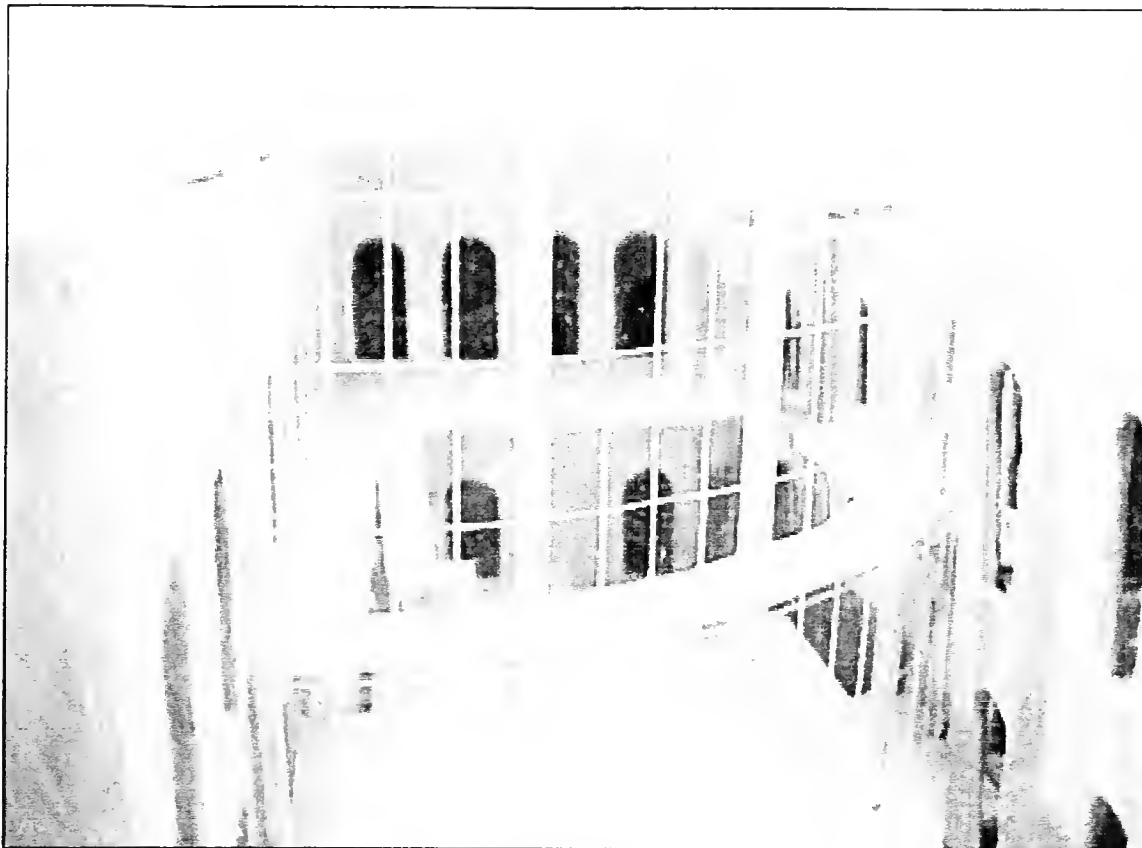


Figure 16. Design Proposal: Model: View North into addition from above.

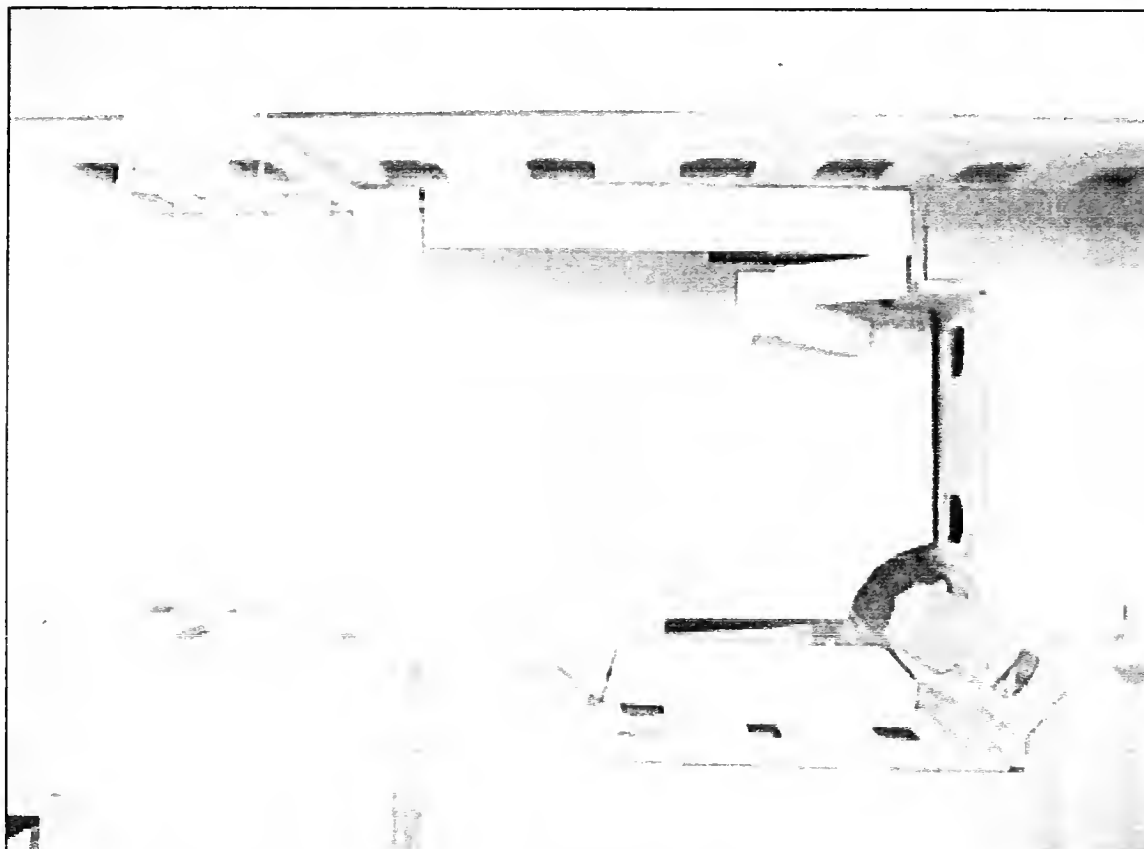


Figure 17. Design Proposal: Model: View into addition from above, no roof.

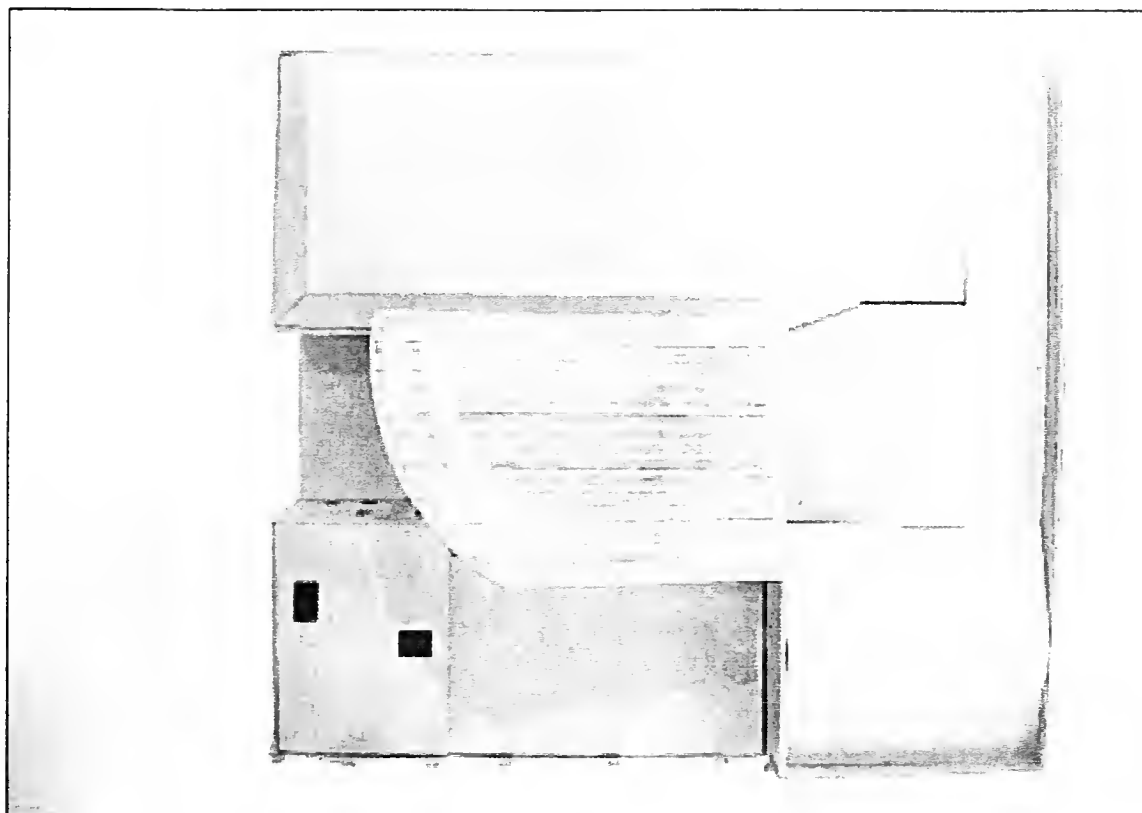


Figure 18. Design Proposal: Model: View from above.

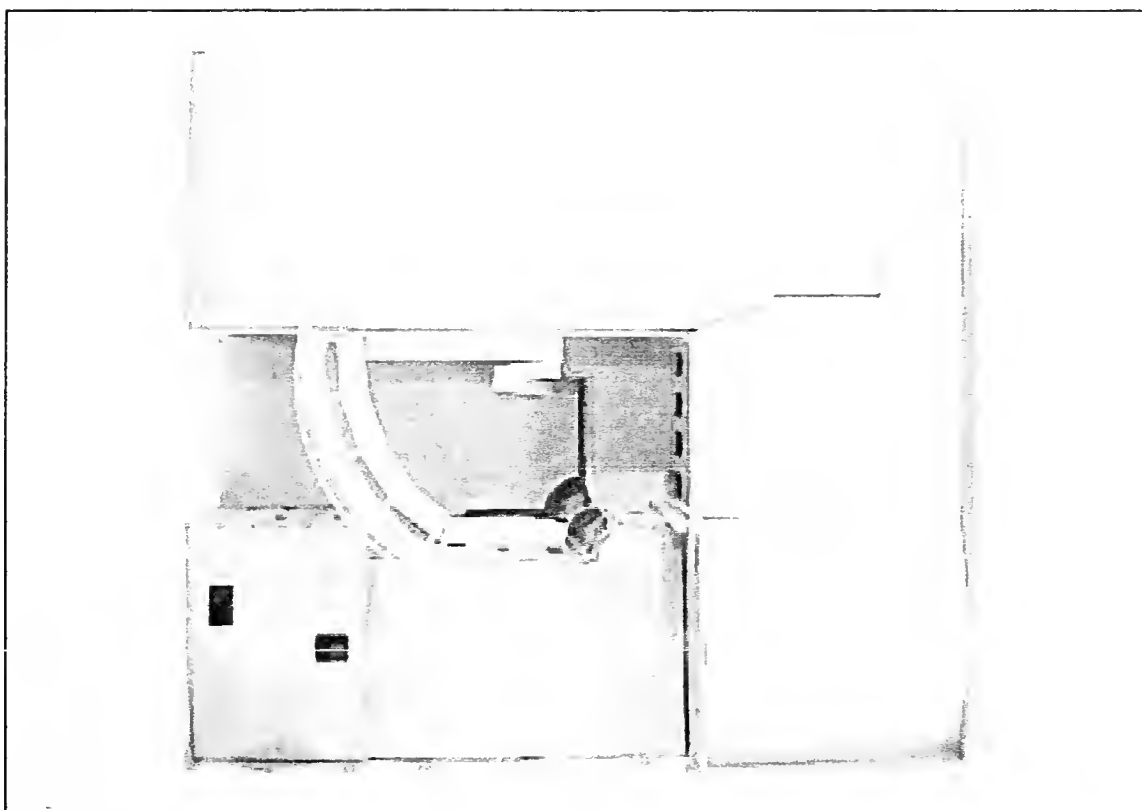


Figure 19. Design Proposal: Model: View from above, no roof.

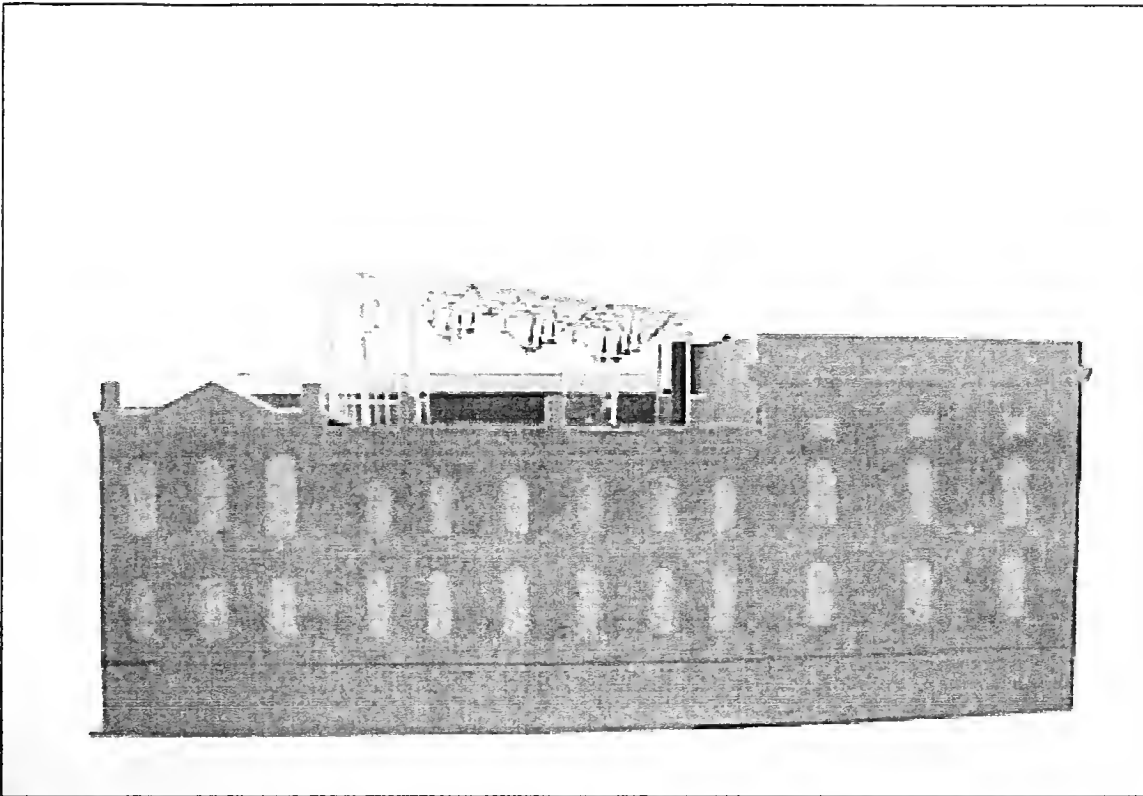


Figure 20. Design Proposal: Model: East elevation.

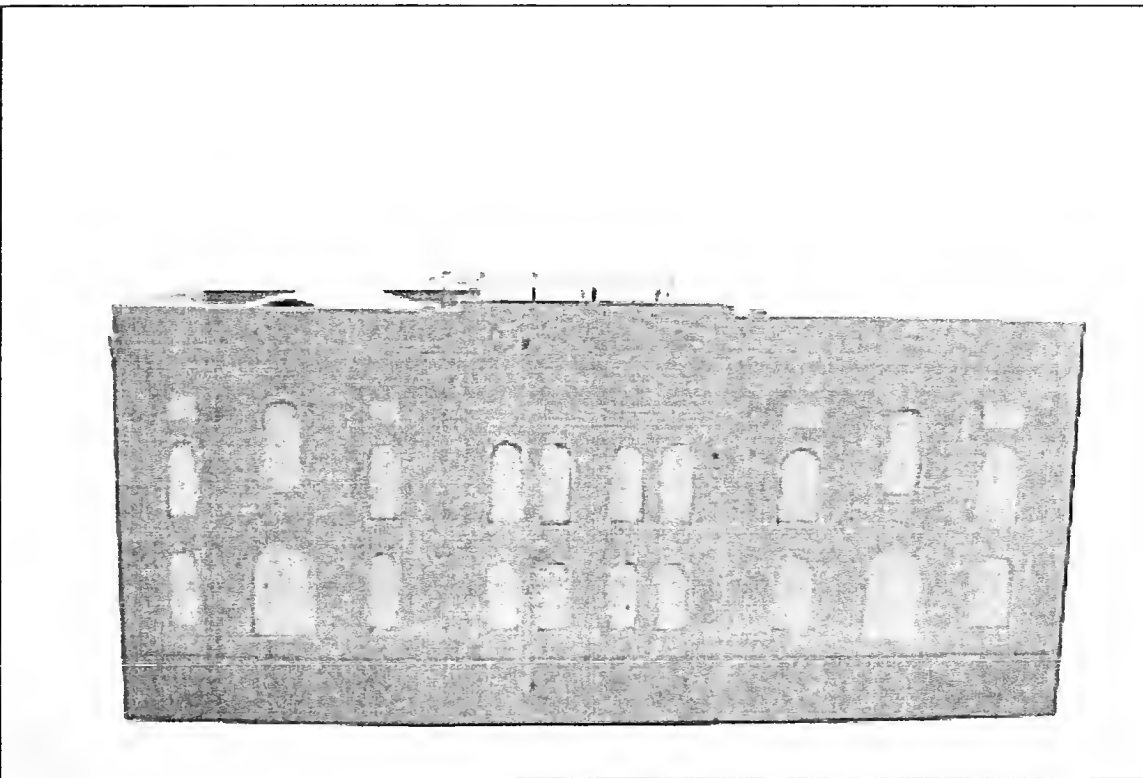


Figure 21. Design Proposal: Model: North elevation.



Figure 22. Design Proposal: Model: Rear elevation.

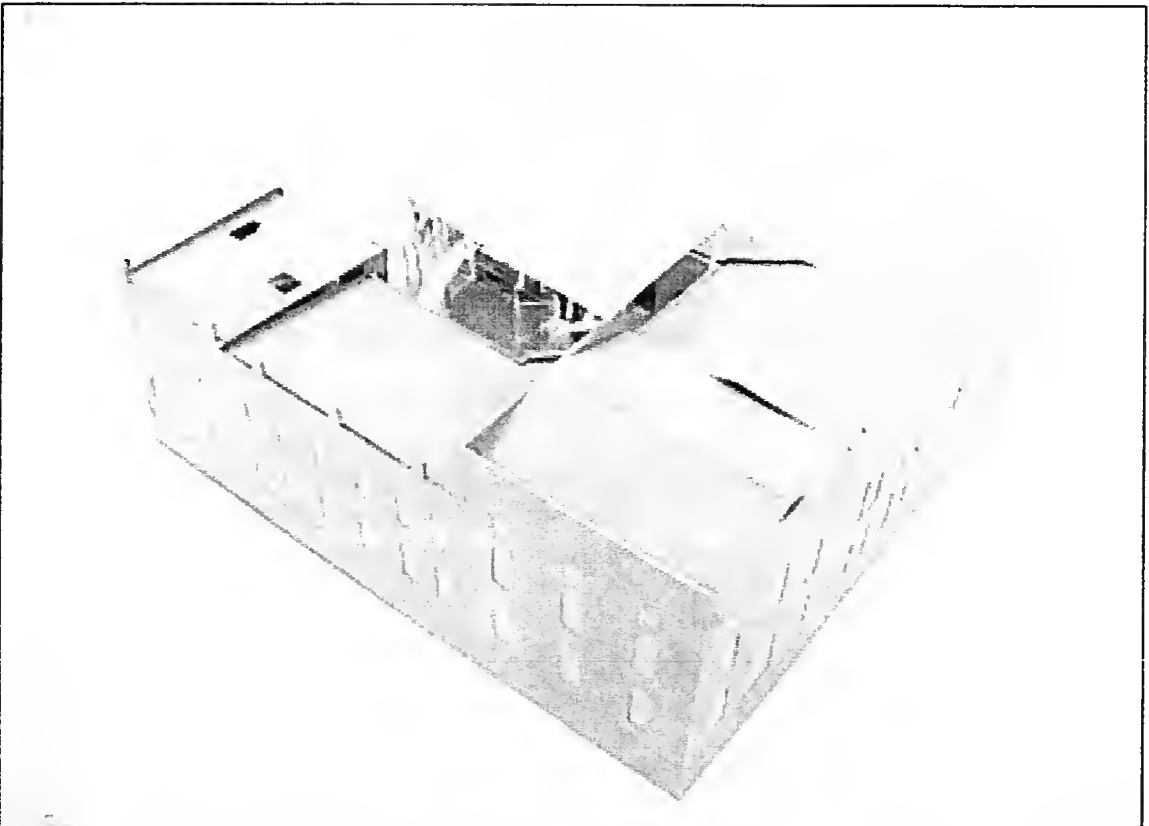


Figure 23. Design Proposal: Model: Northeast view.

CHAPTER FOUR: CONCLUSION & RECOMMENDATIONS

4.1 Conclusion

This site has been a palette to renowned architects for nearly two centuries. The proposed program of *An Architecture Resource Center* relates not only to the spatial assets of this particular building, but also to the historic relations with the community and architects of Philadelphia. The design proposal will re-activate the building and its contribution to the life of the city as a catalyst for community interest and activity.

The research to date on the material condition of this structure is a starting point for more in-depth proposals for the conservation of the building fabric. Materials conservation is essential to maintaining the integrity and unique character of the PSFS building.

4.2 Recommendations for Restoration and Rehabilitation

The PSFS building itself is in remarkable condition, having been vacant for nearly 15 years. Further diagnostic investigations will define the exact extent of the repair and restoration work needed to successfully rehabilitate this structure. Recommendations for materials conservation testing and repairs are noted below.

Recommended stabilization and repairs:

Exterior

- Removal of 1940s infill addition in courtyard – replace with new design proposal (standing water on roof is infiltrating historic building and causing deterioration).
- Roof – repair and alleviate water infiltration and damage
- Façade – granite cleaning, repairs and repointing
- Windows – repair and paint wood, replace damaged glazing
- Metal window grates - repair and paint
- Lighting – enliven façades and neighborhood

Interior

- Plaster repairs and painting from roof water damage
- Restore interior finishes
- Paint – walls and ceilings
- Repair corroded stainless steel on Howe renovations in basement level
- Reconstruct portion of teller window furnishings (retail use and space division)
- Repair/replace furnishings and finishes in old offices, board room

Further investigation and testing:

Interior finishes

- Paint – test walls and ceilings for possible stenciling
- Acoustic materials - ceilings
- Flooring – what was the original in each sector of the building? How extensive was the Furness-designed tile systems?

APPENDICES

- I. CHAIN OF TITLE
- II. ORIGINAL PATENT FOR PROPERTY
- III. OWNERSHIP AND OCCUPANCY
- IV. MAPS
- V. IMAGES
- VI. ARCHITECTURAL BASE DRAWINGS
- VII. MATERIAL ANALYSIS & CHARACTERIZATION
- VIII. CONDITIONS ASSESSMENT

APPENDIX I: CHAIN OF TITLE

700 Walnut Street

Parcel number 2S10; Lot numbers 51, 54, 57, 78, 82, 88

January 31, 1782

Exemplification Book No. 9, page 133 & c.
(cited in subsequent deeds as
City Patent Book No. 1 page 45 & c.)

The Supreme Executive Council of the Commonwealth of Pennsylvania
to
Redmond Byrne (Innholder)
For £304

Redmond Byrne, having been "the best and highest bidder," purchased the entire block "in the said general plan, marked 'No 1601, 1602, 1603, 1604, 1605, 1606, 1607, 1608, 1609, and 1610, situate contiguous to each other on the South Side of Walnut Street between the Seventh and Eighth Streets from the River Delaware in the said City of Philadelphia, containing in breadth East and west two hundred and fifty two feet that is to say lots No. 1601 & 1602 twenty six feet each, and the remaining Eight lots twenty five feet each and in length or depth North and South one hundred and seventy four feet bounded eastward by the public ground, southward by a twenty feet wide Alley, Westward by Eighth Street aforesaid and Northward by Walnut Street aforesaid with the rights, privileges and appurtenances thereunto belonging."

The standard form used in this transaction includes a statement that the grantee is responsible for "*Yielding and paying* therefor into the Treasury of the said Commonwealth, for the use of the said Commonwealth, on the first day of September in every year hereafter, *one Acorn*, if the same shall be demanded."

April 1, 1807

Deed Book EF No. 24 page 597 & c.

Redmond Byrne (grocer) and Ann(e)
to
Captain John Meany
For \$3,200

"... A Certain Lot or piece of Ground Situate at the South West Corner of Walnut Street and Public Ground called little Seventh Street in the City of Philadelphia Containing in breadth on the said Walnut Street twenty six feet and extending in length or depth one hundred and seventy four feet to a twenty feet wide alley called Good Water Alley Bounded Eastward by the said Public Ground called Little Seventh Street Southward by the said alley westward by ground this Day conveyed by the said Redmond Byrne and Anne, his Wife to Robert Kid and Northward by the Walnut Street ...

Together with all and singular the Ways Alleys Passages Waters Water Courses Rights Liberties Privileges Hereditaments and Appurtenances whatsoever thereunto belonging or in anywise appertaining and the Reversions and Remainders Rents Issues and Profits thereof and all the Estate Right Title Interest Property Claim and Demand whatsoever of [him] the said Redmond Byrne and Ann his Wife in Law Equity or otherwise howsoever of in and to the same To have and to hold the said described Lot or piece of Ground Hereditaments and Premises hereby granted with the Appurtenances unto the said John Meany his Heirs and Assigns To an of the only proper Use and Behoof of the said John Meany his heirs and Assigns forever Upon Conditions and Provided always Nevertheless that the said John Meany his Heirs or Assigns shall not at any time hereafter erect or build or permit or suffer to be erected or built on any part of the hereby granted Lot of Ground within five feet of the South line of the said Walnut Street any Building or part of a Building whatever other than Steps or Cellar Doors ..."

Of special note: On this same day was transacted another sale (Deed book EF No. 24 page 595 for \$2,750) to Captain John Meany of the property on the opposite end of the block, at Walnut and Eighth Streets (currently 718 Walnut Street); as well as sales (as cited in boundary recitations in each of these deeds) of properties neighboring each of these (currently 702 and 716 Walnut) to Robert Kid. It appears that the entire block previously owned by Redmond has now been subdivided into the individual lots originally intended "in the said general plan"; Captain John Meany as owner of the 26' x 174' corner lots and Robert Kid as owner of the 25' x 174' interim lots.

December 30, 1811

Deed Book IC No. 18 page 196 & c.

John Meany (merchant) and Mary
to
George Harrison (merchant)
For \$18,000

The property is purchased with " ... All that certain three Story Brick Messuage or Tenement Brick Stable Coach House ..." including the same restriction on building within five feet of the south edge of Walnut Street.

Of special note: This deed recitation and the sale price indicate that Captain John Meany built the house on this property at some point between April 1, 1807 and December 30, 1811. See specific citation in the following title transfer.

May 10, 1816

Deed Book MR No. 8 page 370 & c.

**George Harrison (merchant) and Sophia
to
David Parish (gentleman)
For \$18,000**

The property is purchased with " ... All that certain three Story Brick Messuage or Tenement Brick Stable Coach House ..." including the same restriction on building within five feet of the south edge of Walnut Street.

In reference to Deed Book EF No. 24 page 597, this deed cites that "... the said John Meany after having erected the aforementioned Buildings there on ..." before selling the property to George Harrison.

June 24, 1816

Deed Book MR No. 10 page 276 & c.

**David Parrish (Merchant by Indenture bearing)
to
Richard Maris
For \$22,500**

Richard Maris of Bensalem Township Bucks County purchases the property subject to condition and proviso of Redmond Byrne to Joseph Meany April 1, 1807 relating to building restrictions within five feet of Walnut Street.

June 18, 1835

Deed Book AM No. 65 page 673 & c.

**Rachel R. Maris et als
to
Josiah Randall
For \$23,000**

The property is sold by members of the Maris family: Rachel R. Maris (widow), Thomas R. Maris (gentleman), Richard Maris (physician) all of Philadelphia, and George R. Maris (farmer) and Sarah R., William Maris Jr. and Margaret all of Bucks County with the previously stated building restrictions.

The property ownership is clarified with the citation that "... the said grantee Richard Maris died so seized of the aforesaid Premises intestate leaving the said Rachel R. Maris his widow and issue four children namely the said Thomas R. Maris Richard Maris George G. Maris and William Maris Junior parties hereto to whom the same descended in fee Subject to the dower of his widow the said Rachel R. Maris ..."

October 1, 1866

1866 Will No. 477, Will Book 58. page 292 & c.

Josiah Randall

to

Ann Randall, Henry Randall, Robert Earp Randall, Susan R. Williams trustees

In the will of Josiah Randall, his estate is bequeathed to trustees including his wife and children that have not already been advanced funds for business pursuits.

July 1, 1867

Deed Book JTO No. 61 page 361 & c.

Ann Randall

To

The Philadelphia Savings Fund Society

For \$1

In this Quit Claim Deed, Ann Randall transfers her dower interest in the property as the widow of Josiah Randall to the Philadelphia Savings Fund Society. Her interests as a Trustee and an Executor of the estate of Josiah Randall are clarified in the following title transfer.

July 11, 1867

Deed Book JTO No. 61 page 375 & c.

Ann Randall et al

to

The Philadelphia Savings Fund Society

For \$31,583.33

This lengthy deed transfers ownership interests in the first part of the Trustees of the estate of Josiah Randall (died June 29, 1866), and in the second part of the Executors of his estate. The Trustees include Josiah Randall's widow, Ann, and most of his children: Henry, Robert Earp, and Susan R. Williams (widow of Samuel Williams). Of the other sons, William Seward Randall had died the previous year "without issue and in testate", and Samuel Jackson Randall was appointed guardian of all the minor children involved with the estate (his own daughter, the five children of Henry, and the two minor children of Susan). The Executors include Ann Randall and Henry Phillips.

The property had mortgages against it for \$7666 $\frac{2}{3}$ (Rachel R. Maris), \$5,750 (American Fire Insurance Company), and \$5,000 ([] R. Williams); and was sold for \$31,583 with "... one third of the dollars subject to the aforesaid three mortgages by the Philadelphia Savings Fund Society for the said premises."

June 21, 1988

Deed Book D No. 1101 page 136 & c.

**Meritor Savings Bank (previously The Philadelphia Savings Fund Society)
to
Samuel Rappaport Family Partnership
For \$1,500,000**

This transaction is for the transfer of parcel number 2S10, Lot numbers 51, 54, 57, 78, 82, 88 which are equivalent to the contemporary addresses 700, 702, 704, 706, 708, and 710 Walnut Street.

February 23, 2000

Document ID # 50044033

**Samuel Rappaport Family Partnership
to
St. James Walnut Associates (c/o P&A Associates)
For \$3,000,000**

This transaction is for the transfer of 700 to 718 Walnut Street and 207-21 South 8th Street. The property has now been extended to include the entire block which, as of March 25, 1999, was included in a new survey and "Description of Regulated Block:"

"All that certain lot or piece of ground, situate in the 5th Ward of the city of Philadelphia and described in accordance with a plan of regulation, made March 25, 1999 by Mark S. Zeitz, Acting Surveyor and Regulator of the Third Survey District, as follow to wit;

Beginning at a point formed by the intersection of the southerly side of Walnut (56' wide) Street and the easterly side of 8th (50' wide) Street;

Thence extending eastwardly, along the southerly side of said Walnut Street, the distance of 252.10' to the point of intersection with the westerly side of West Washington Square (50' wide);

Thence extending southwardly, along the westerly side of said West Washington Square, on a line forming an interior angle of 89°35'30" with the previously mentioned course, the distance of 169.83' to the point of intersection with the northerly side of St. James (20' wide) Street;

Thence extending westwardly, along the northerly side of said St. James Street, on a line forming an interior angle of 90°24'30" with the previously mentioned course, the distance of 252.05' to the point of intersection with the easterly side of said 8th Street;

Thence extending northwardly, along the easterly side of said 8th Street, on a line forming an interior angle of 89°36'30" with the previously mentioned course, the distance of 169.83' to the point of intersection with the southerly side of said Walnut Street, being the first mentioned point and place of beginning. 700-718 Walnut Street."

APPENDIX III: OWNERSHIP AND OCCUPANCY

Ownership & Occupancy of 700 Walnut (No 1 York Row)

DATE	OWNER	DATE	OCCUPANT ¹
1782	Redmond Byrne (innholder) & Anne	1782	
1807	Captain John Meany (merchant) & Mary		
		1809-1810 ²	Captain John Meany (merchant)
1811-1816	George Harrison (merchant) & Sophia		
		1812-1816 ³	David Parish (gentleman)
1816	David Parish (gentleman)		
1816-1817	Richard Maris & Rachel		
1817-1835	Rachel Maris (widow)		
		1818-1821 ⁴	Leonard Koecker (dentist)
		1822-1823 ⁵	Joseph Head (gentleman/innkeeper)
		1827-1830 ⁶	George McClellan MD (professor of surgery)
1836-1866	Josiah Randall & Ann	1836-1867 ⁷	Josiah Randall (attorney) and family
1866-1867	Ann Randall (widow)		
1867-1988	Philadelphia Savings Fund Society (PSFS), later Meritor Savings	1867-1988	Philadelphia Savings Fund Society (PSFS)
1988-2000	Samuel Rapport Family Partnership	1988-2000	vacant
2000-present	St. James Walnut Associates (c/o P&A Associates)	2000-present	vacant

¹ Philadelphia Directories are normally published in January of a given year, hence the addresses are accurate as of the year prior to publication.

² 1808 and 1809 *Robinson's Philadelphia Directory* cites John Meany as a merchant with "counting house corner Columbia (Little Seventh) and Walnut; dwelling 91 South Eighth". 1810 *Robinson's Philadelphia Directory* cites John Meany as a merchant at corner Columbia Avenue and Walnut. 1811 *Jane Aitken Philadelphia Census Directory* cites John Meany similarly. No 1812 directory was found. 1813 *Paxton Philadelphia Directory* cites John Meany at 10 Franklin Row, South Ninth.

³ 1813 *Paxton Philadelphia Directory* and 1814 *Kite's Philadelphia Directory* cite "1 York Buildings", 1816 *Robinson's Philadelphia Directory* and 1817 *Dawe's Philadelphia Directory* cite "corner Walnut and Columbia Ave".

⁴ 1819 *Paxton Philadelphia Directory*, 1820 *Whitely Philadelphia Directory*, 1821 and 1822 *M'Carty & Davis Philadelphia Directory* all cite Leonard Koecker as a surgeon dentist at Washington corner of Walnut (York Buildings).

⁵ 1823 *Desilver's Philadelphia Directory* cites Joseph Head as a gentleman at 2 Washington Square, 1824 *Desilver's Philadelphia Directory* cites Joseph Head as an innkeeper at SW corner Walnut and Washington Square.

⁶ 1828 *Desilver's Philadelphia Directory* cites Dr. McClellan at "1 York Buildings office b of 1", and 1829-1831 *Desilver's Philadelphia Directory* all cite Dr. McClellan at SW corner Washington Square and Walnut.

⁷ 1835-1873 *Desilver's Philadelphia Directory*, *McElroy's Philadelphia Directory*, *Gopsill's Philadelphia Directory*; although because *Desilver* published no directory in 1834 and a double-year directory in 1835-6, it appears that the Randalls did not move until 1836 (as featured in the 1837 directory) but they may have moved to the mansion as early as 1835, the year of purchase.

APPENDIX V: IMAGES

Maps

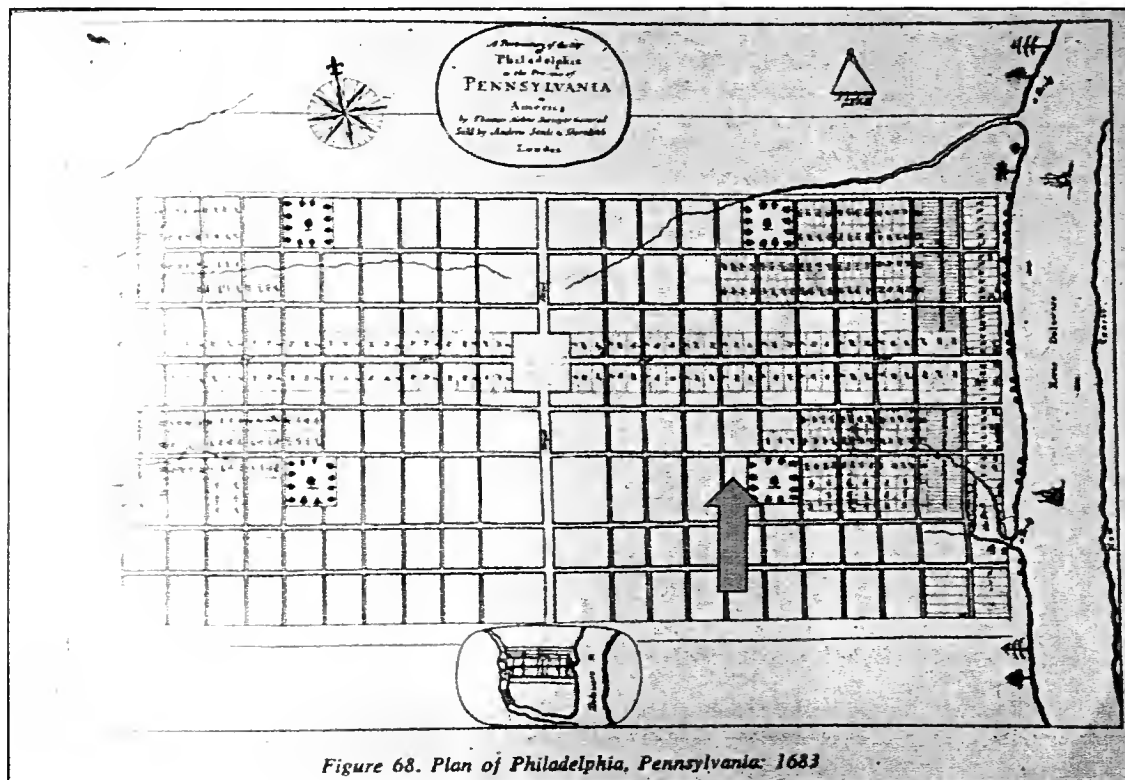


Figure 68. Plan of Philadelphia, Pennsylvania: 1683

Figure 24. Thomas Holme Plan of Philadelphia, 1683.

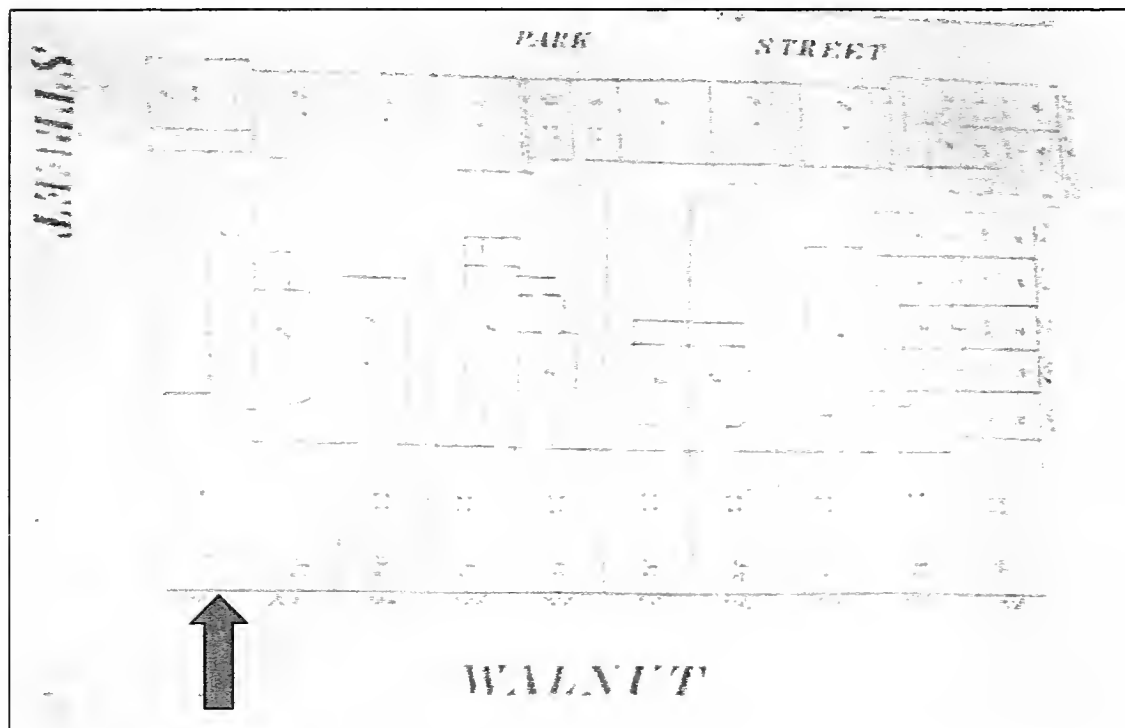


Figure 25. Hexamer & Locher Atlas, Wards 7 & 8, 1858.

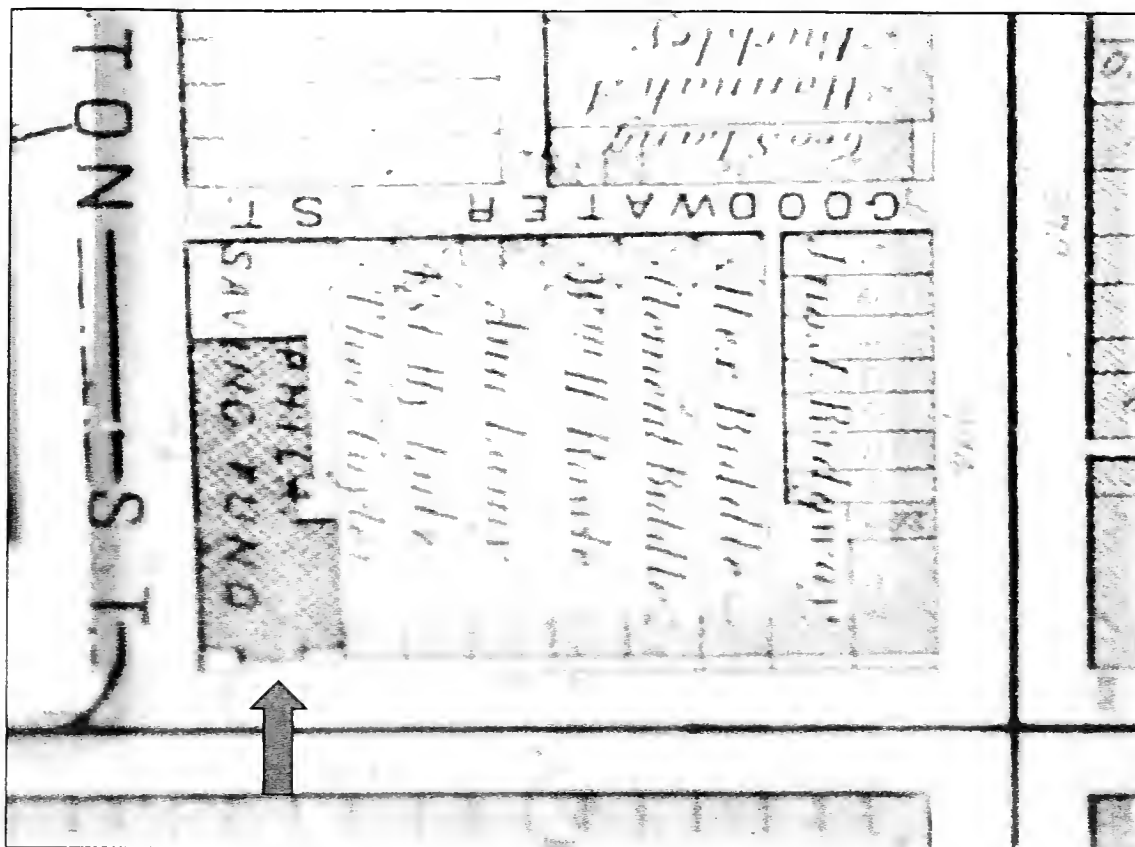


Figure 26. GM Hopkins Atlas, Wards 7 & 8, 1875.



Figure 27. Hexamer & Locher Atlas, Wards 7 & 8, 1887.

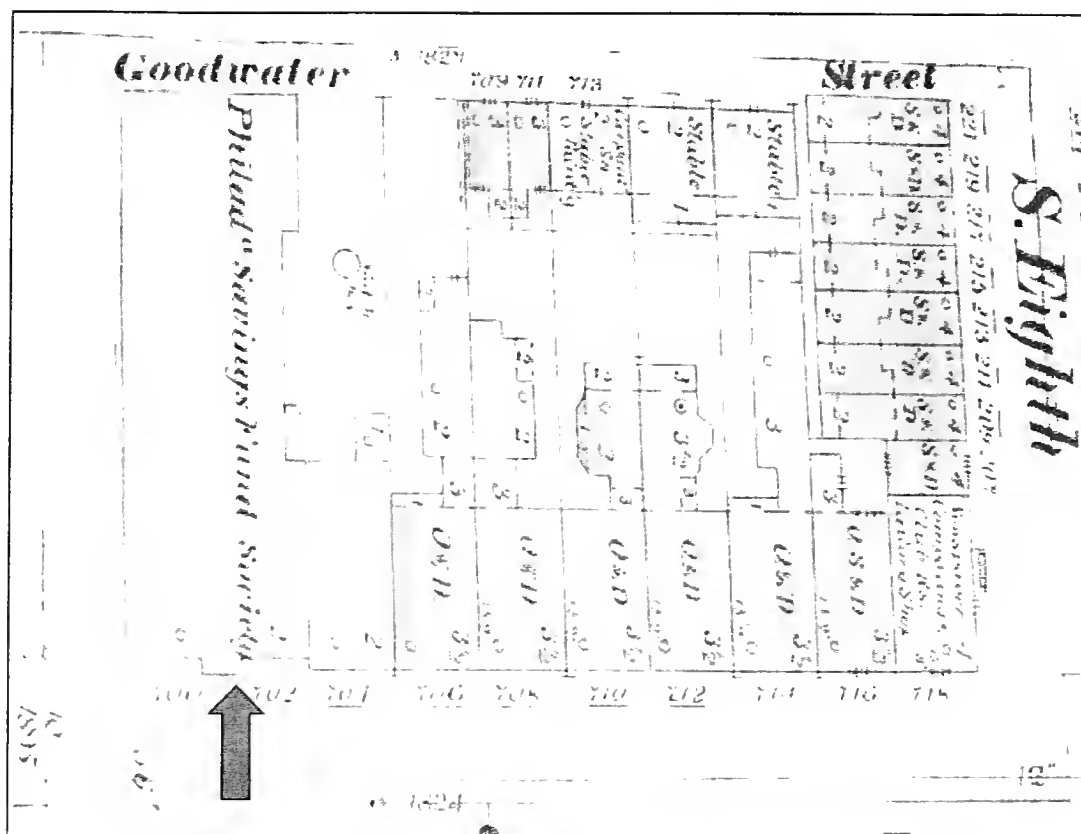


Figure 28. Hexamer & Locher Atlas, Wards 7 & 8, 1896.

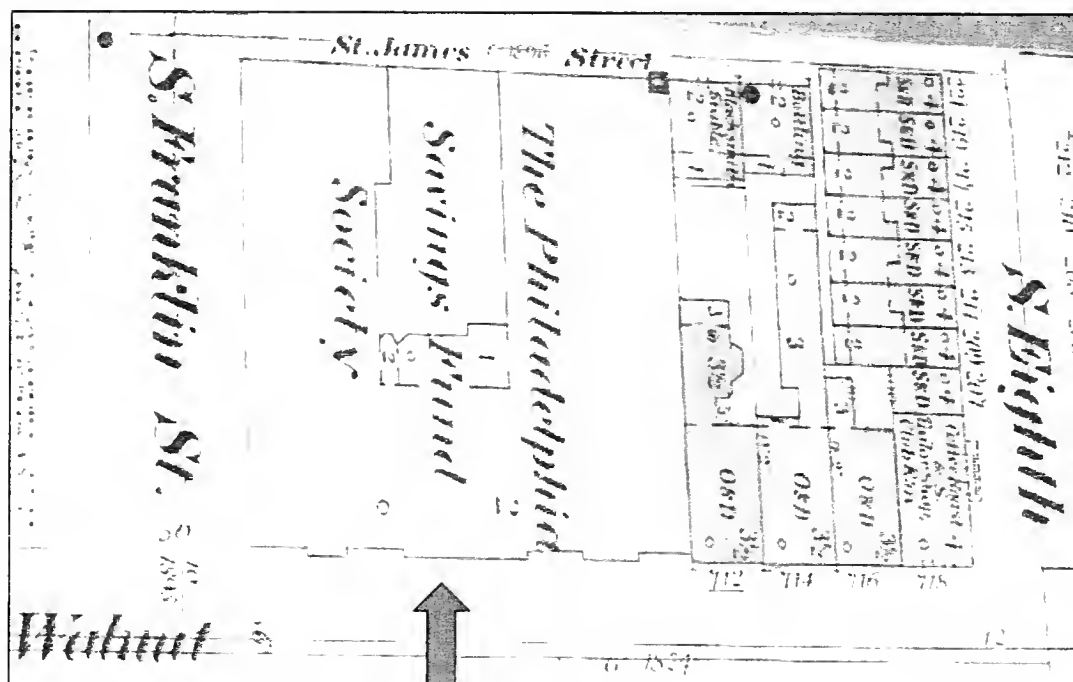


Figure 29. Hexamer & Locher Atlas, Wards 7 & 8, 1901.



Figure 30. Sanborn Atlas, Wards 7 & 8, 1958.

Images

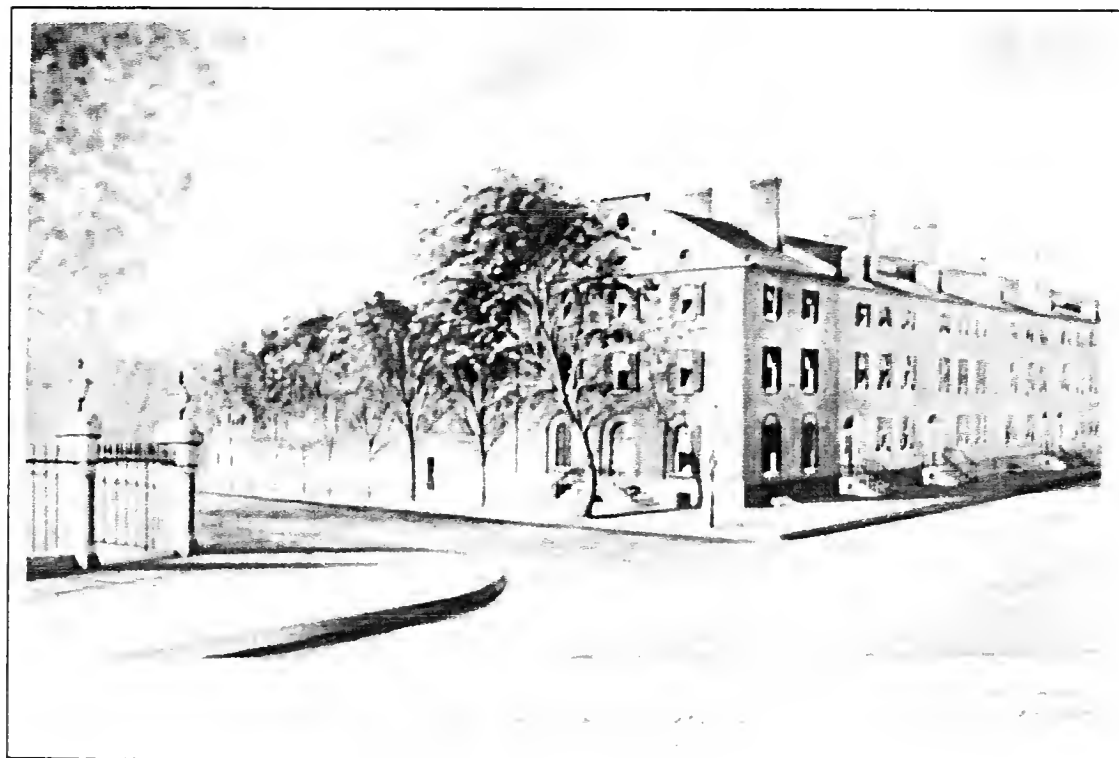


Figure 31. David Johnson Kennedy, "South West corner of Walnut Street and Washington Square, residence of Mr. Josiah Randall in 1836, demolished in 1868. (Mr. Geo. [sic] Heads Hotel in 1824.) when General Lafayette was entertained by the City Troop, Captain Say. Sketched by DJ Kennedy," watercolor.

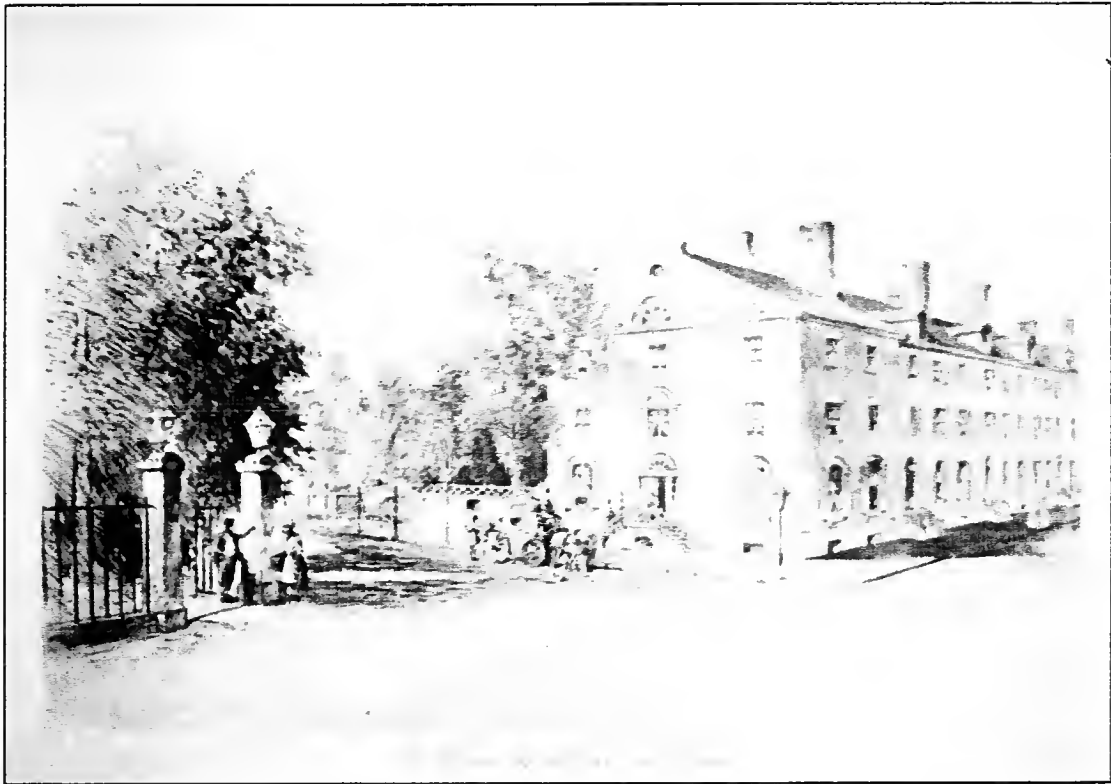


Figure 32. Frank H. Taylor, "Old Residence, Seventh and Walnut Streets," captioned: "Once A Fashionable Hotel: the fine, typical old residence here depicted was built about the year 1807 at the southwest corner of Walnut and Seventh Streets (once known as Columbian Avenue). It was erected by Captain John Meany, and in the sixty years of its existence housed a number of notable families, and was also famed as a fashionable restaurant and hotel. Some of those who lived here were Mr. Parish, merchant and importer; Lonard [sic] Koecker; Dr. John Syng Dorsey (who died here); Dr. George McClellan, father of Gen. George B. McClellan, who was born in this house. Joseph Head opened the residence in 1824 as a 'gentlemen's restaurant and club house.' It was in fact, a predecessor of Mr. Boldt's 'Bellevue' of recent memory. In the same year the 'First Troop' tendered a dinner of historic renown at 'Head's' to Gen. Lafayette. A later occupant was Josiah Randall, Esq., who was resident here when D. J. Kennedy and E. H. Klemroth made the drawings from which this present picture has been painted. The site is now covered by the building of the Philadelphia Saving Fund Society," print [sub: . Taylor produced many prints in early 20th c. of historic Philadelphia scenes], print.

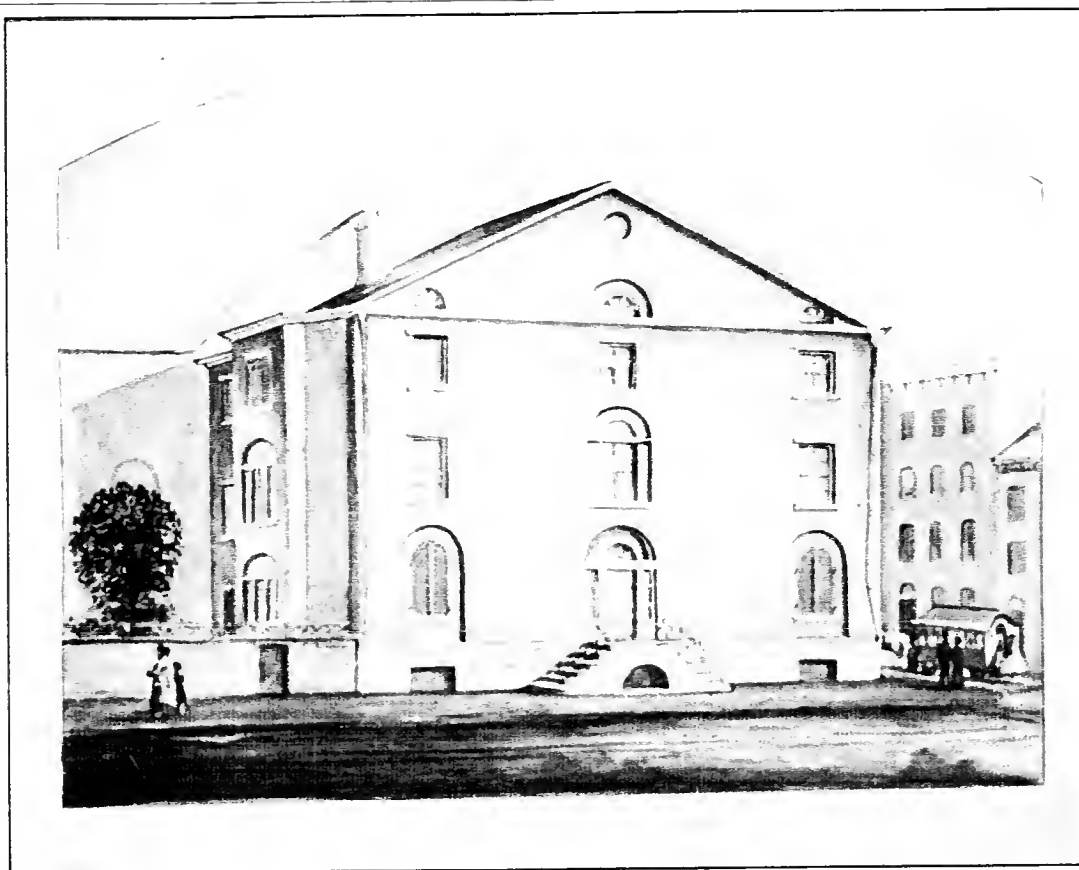


Figure 33. E.H. Klemroth, "SW corner Washington Square and Walnut Street, March 14, 1868" [nb: image was completed either just before or just after demolition of mansion, as the cornerstone was laid 13 June 1868], watercolor.



Figure 34. Benjamin R. Evans, "South Side Walnut Between 7th & 8th St, 1875." print.

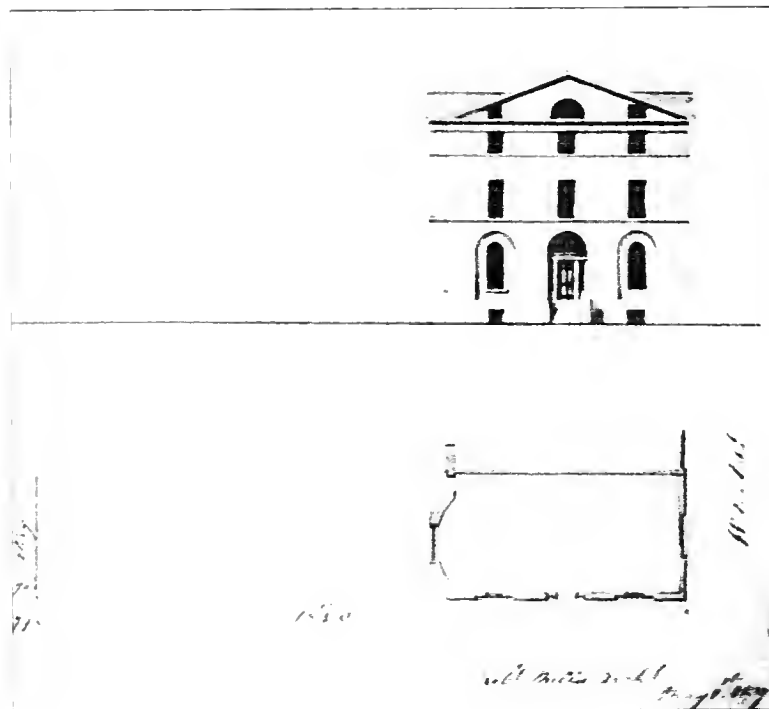
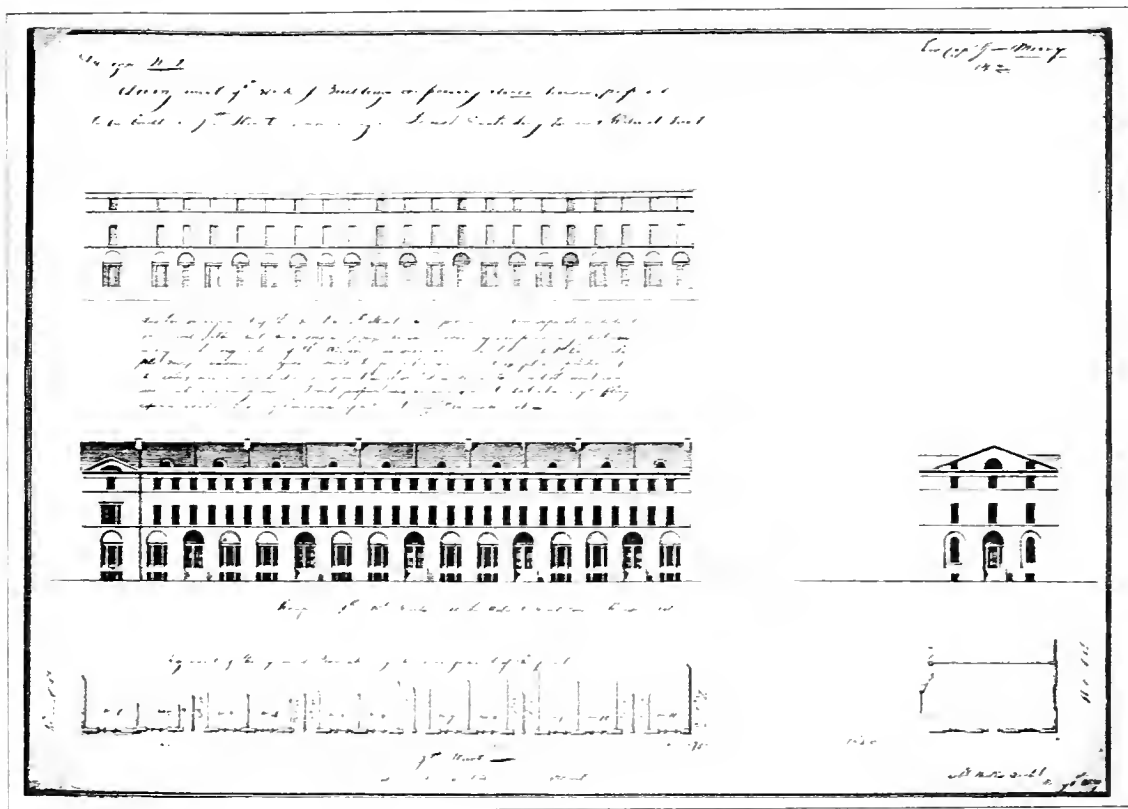


Figure 35. Robert Mills, full drawing and detail: "Design No 2 (Franklin Row) ... for Capt John Meany," drawing, dated 1 May 1809.

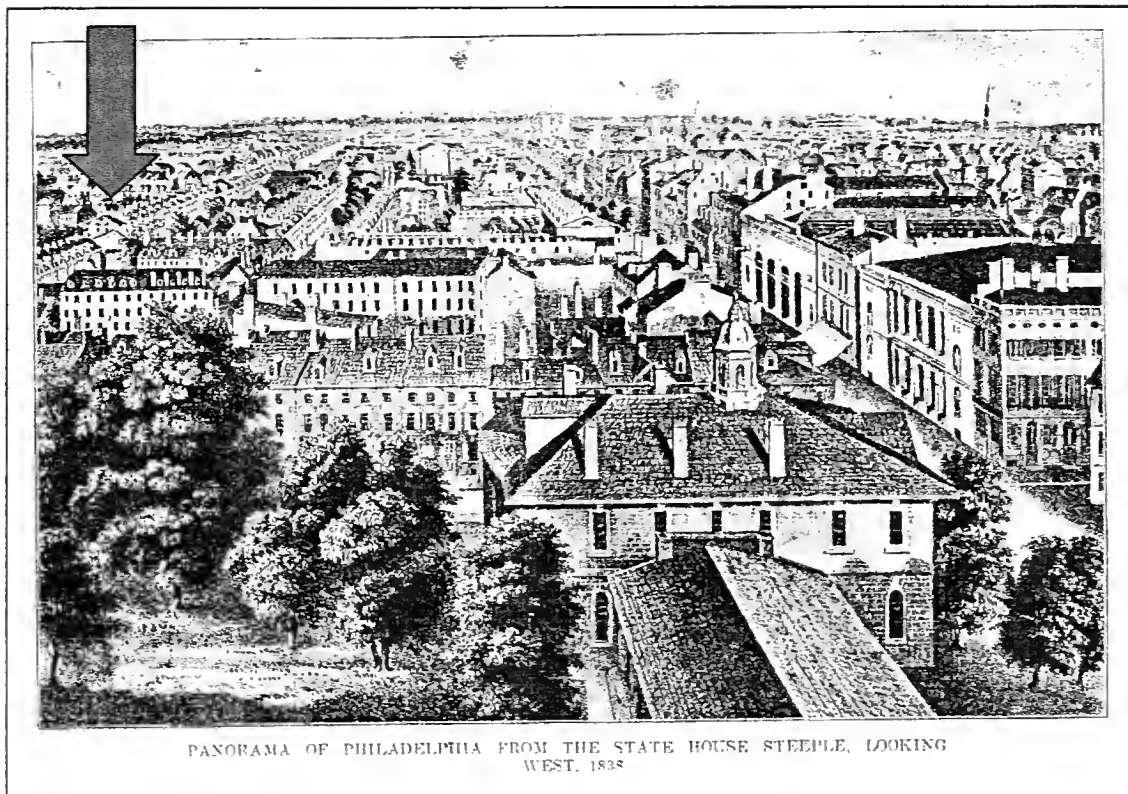


Figure 36. "Panorama of Philadelphia From the State House Steeple, Looking West, 1838," print.



Figure 37. "Josiah Randall, 1822-1823 [as Grand Master Mason]", portrait.



Figure 38. "Samuel J. Randall," photograph, undated.

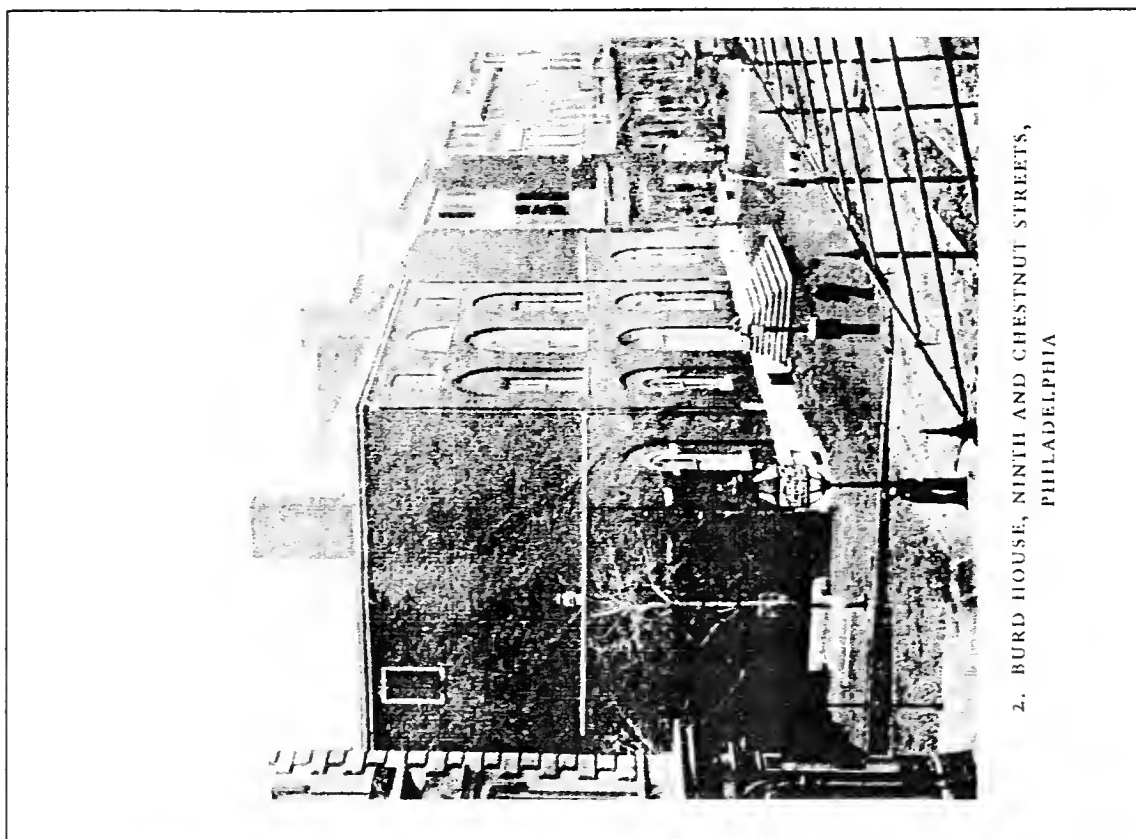


Figure 39. "Burd House, Ninth and Chestnut Streets, Philadelphia," photograph.



Figure 40. "William Waln House, Seventh and Chestnut Streets, Philadelphia, From a 19th- Century Watercolor by R. Kern,".



Figure 41. "Philadelphia Saving Fund Society Building and York Row, 1871," photograph.

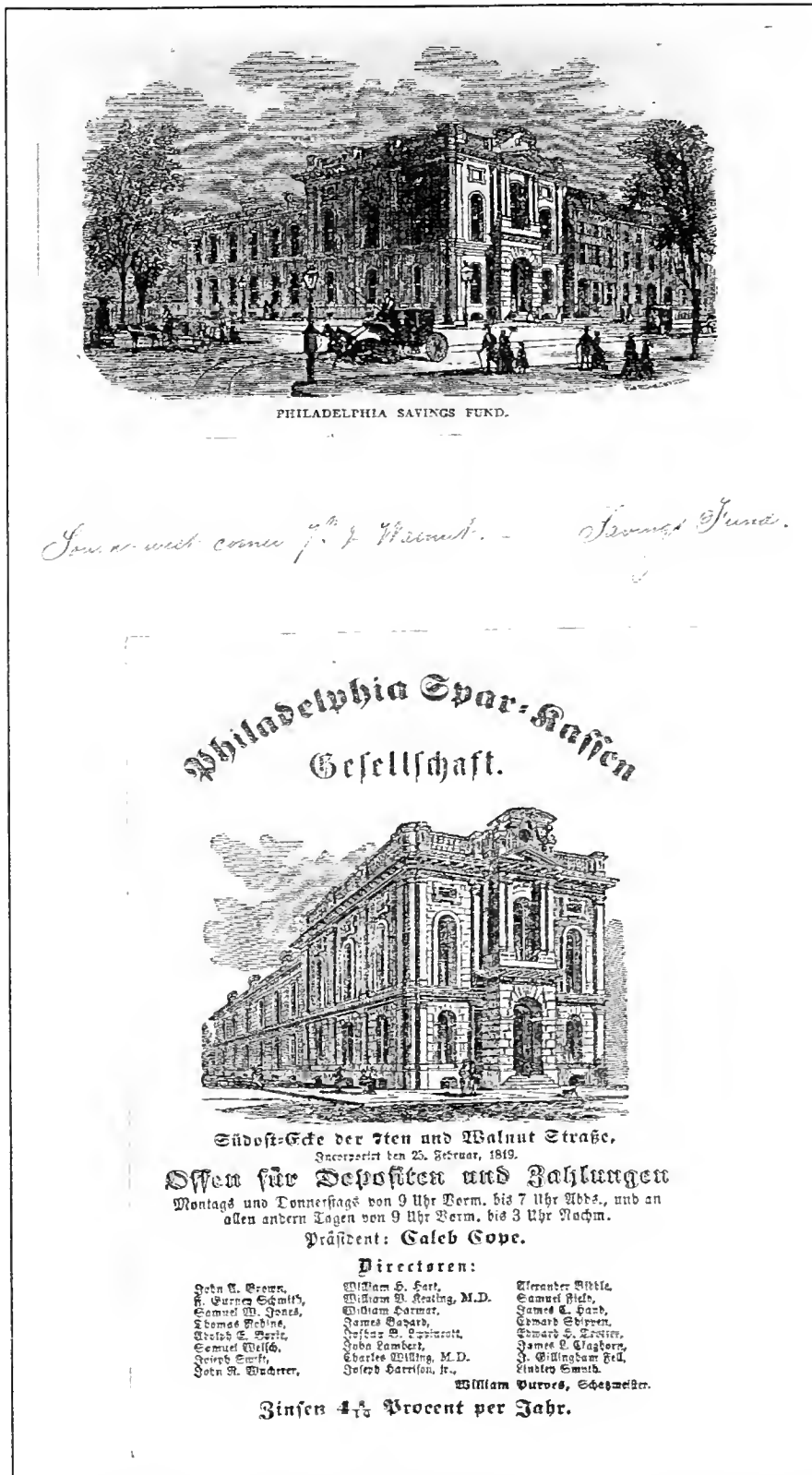


Figure 42. "Philadelphia Spar-kassen Gesellschaft [Philadelphia Saving Fund Society]," brochure, depicting first phase of building, c.1868-1886, and "Philadelphia Saving Fund," print, depicting first phase of building c.1868-1886.

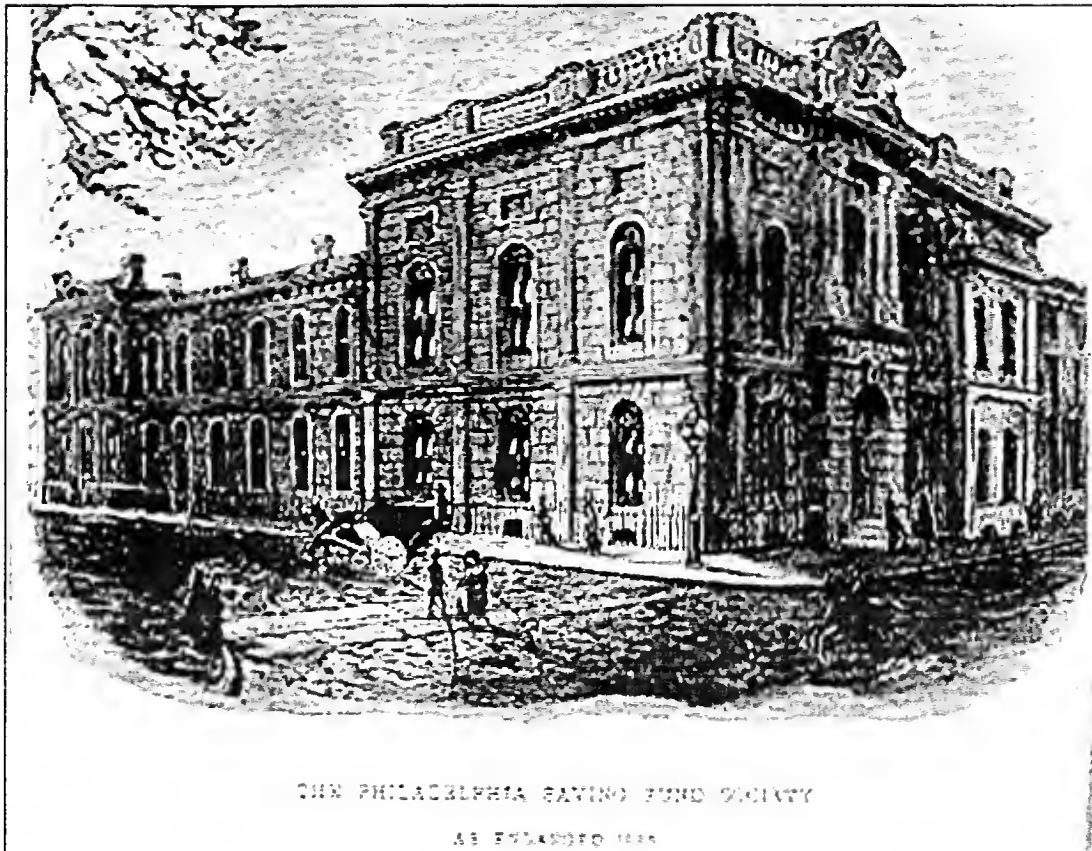


Figure 43. "The Philadelphia Saving Fund Society. As Enlarged 1885," print, depicting second phase of building.

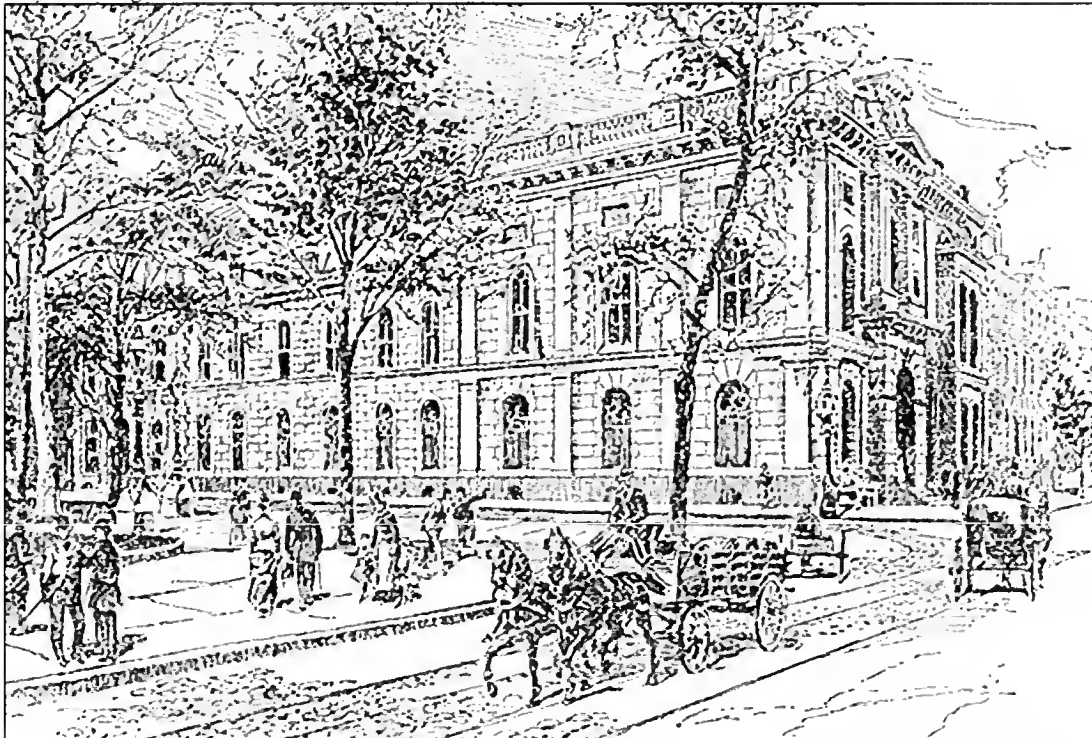


Figure 44. "Philadelphia Saving Fund Society, Southwest Corner of Seventh and Walnut Streets," print, depicting second phase of building, c.1888-1898.

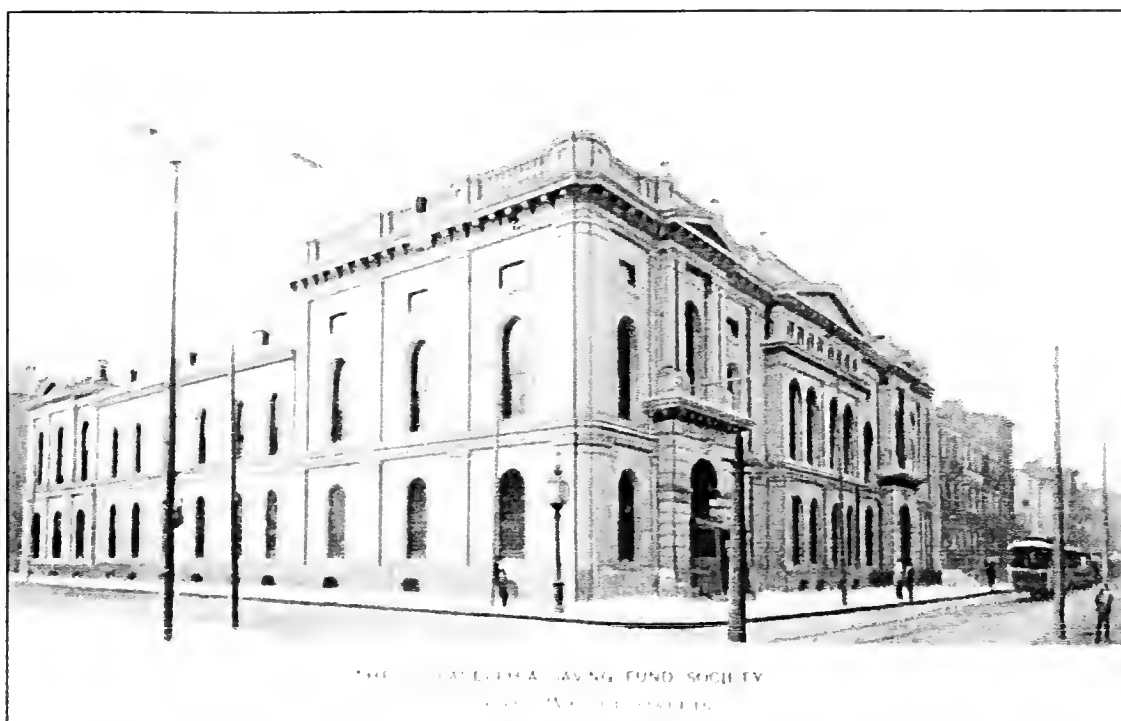


Figure 45. "Philadelphia Saving Fund Society, Seventh and Walnut Streets, 1898," photo.

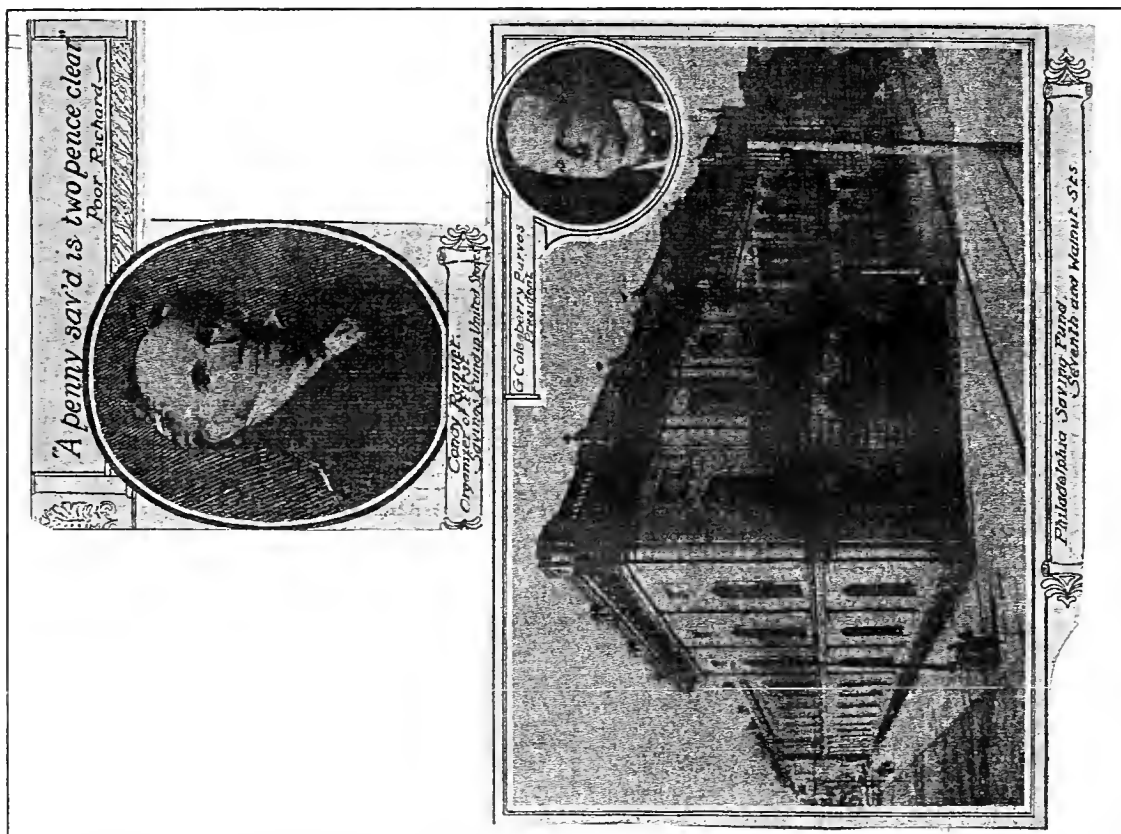


Figure 46. "Philadelphia Saving Fund, Seventh and Walnut Sts, G Colesberry Purves, President" c.1900 photograph, and " 'A penny sav'd is two pence clear,' Poor Richard, Condé Raguet, Organizer of First Savings Fund in United States," portrait.



Figure 47. Philadelphia Saving Fund Society, photograph, depicting completed building, c. 1905, photo.

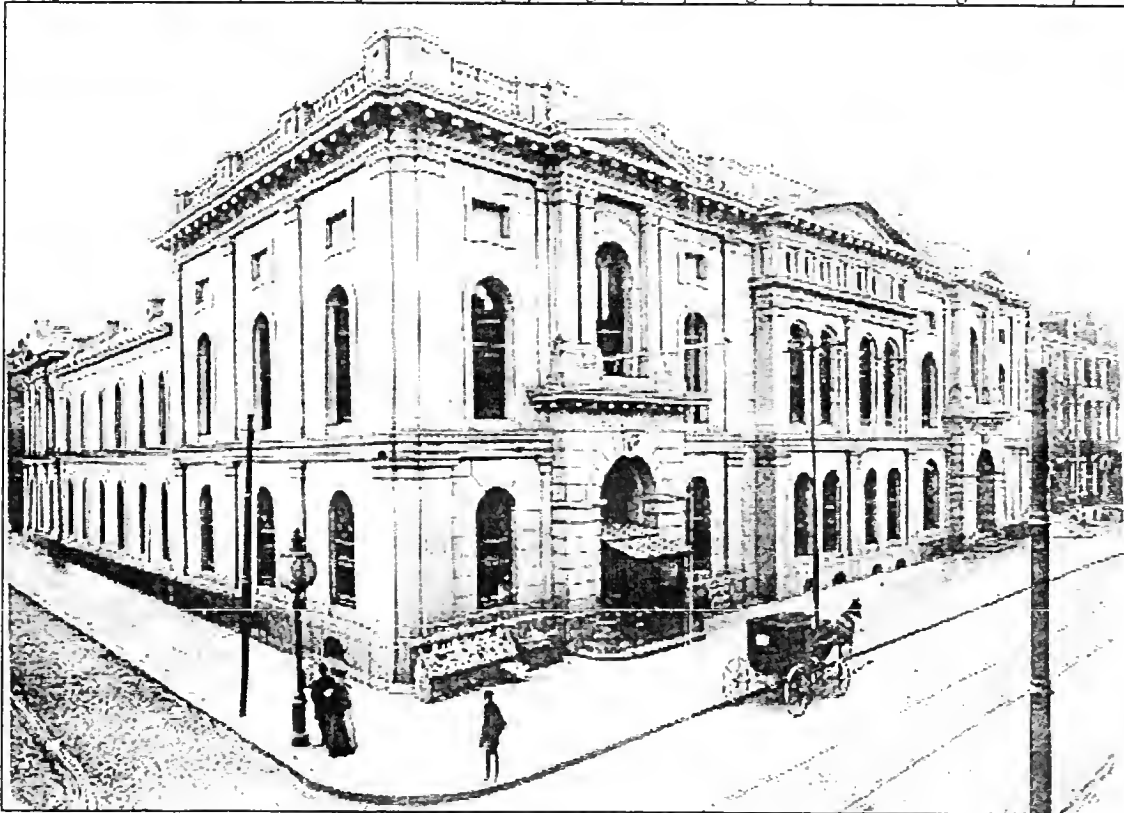


Figure 48. Philadelphia Saving Fund Society, photograph, depicting completed building, date unknown (likely c. 1905), photo.



Figure 49. Philadelphia Saving Fund Society, c. 1925 photograph.

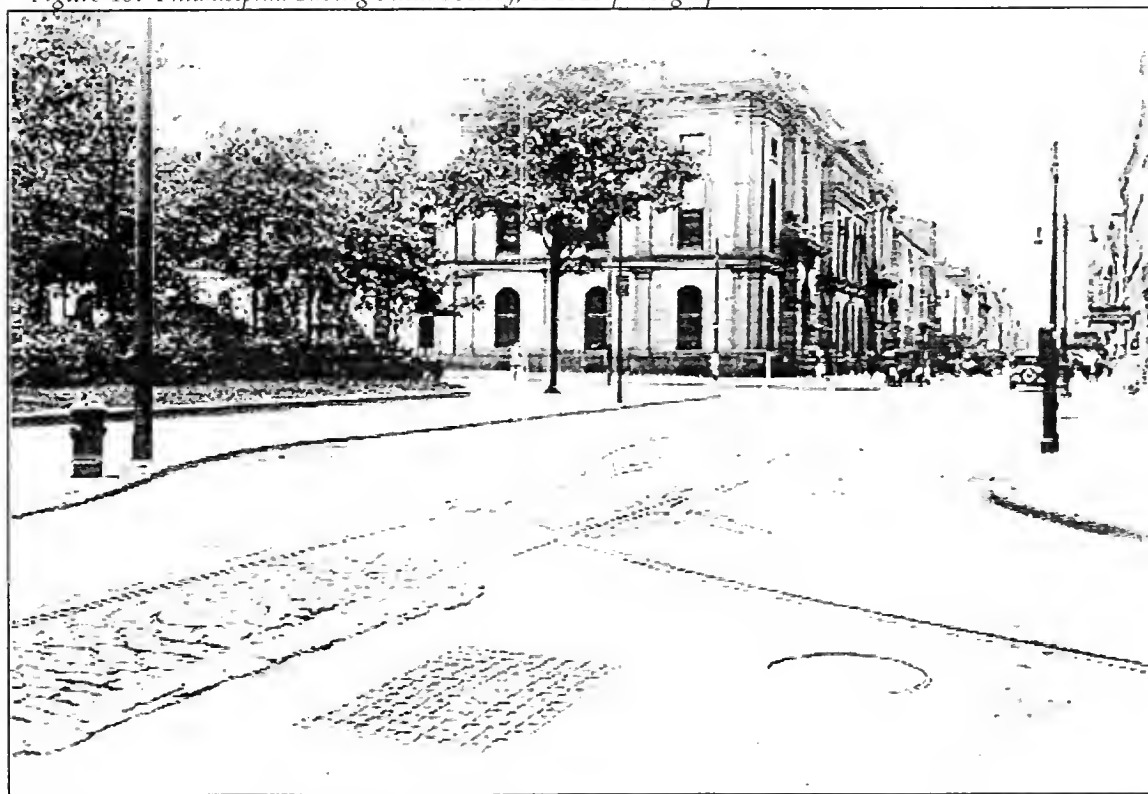


Figure 50. Philadelphia Saving Fund Society and corner of Washington Square, 11 July 1927 photograph.

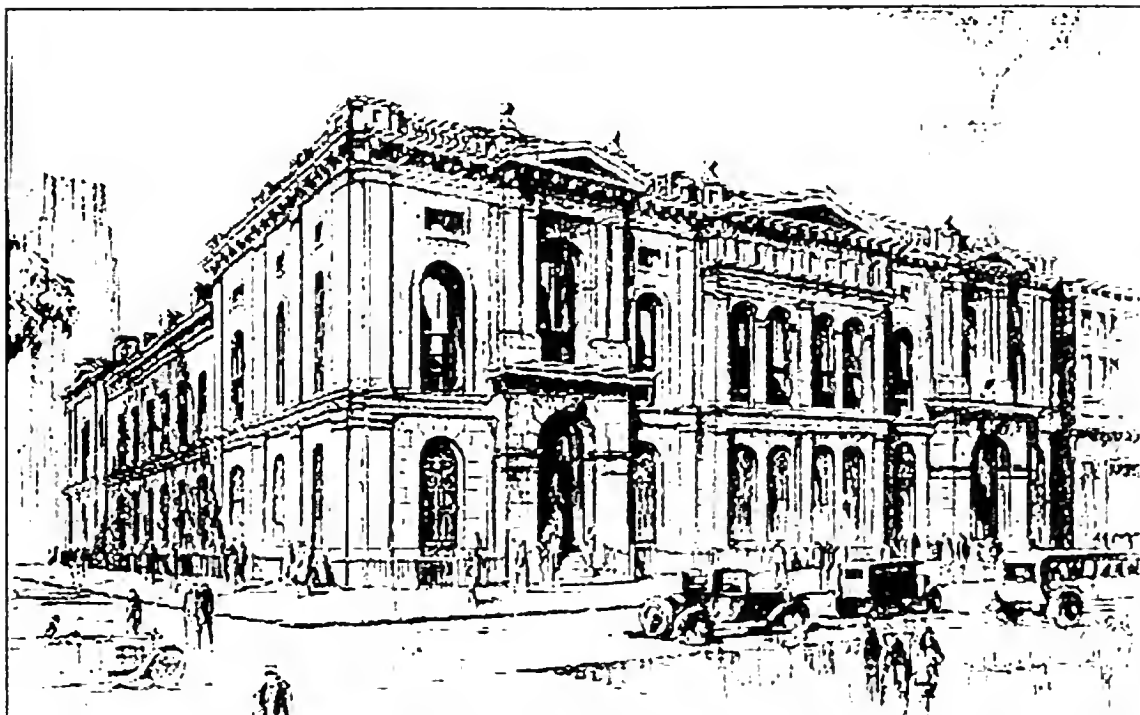


Figure 51. Philadelphia Saving Fund Society, print by Earl Horter (note on back states: "famous Philadelphia artist"), 1928.

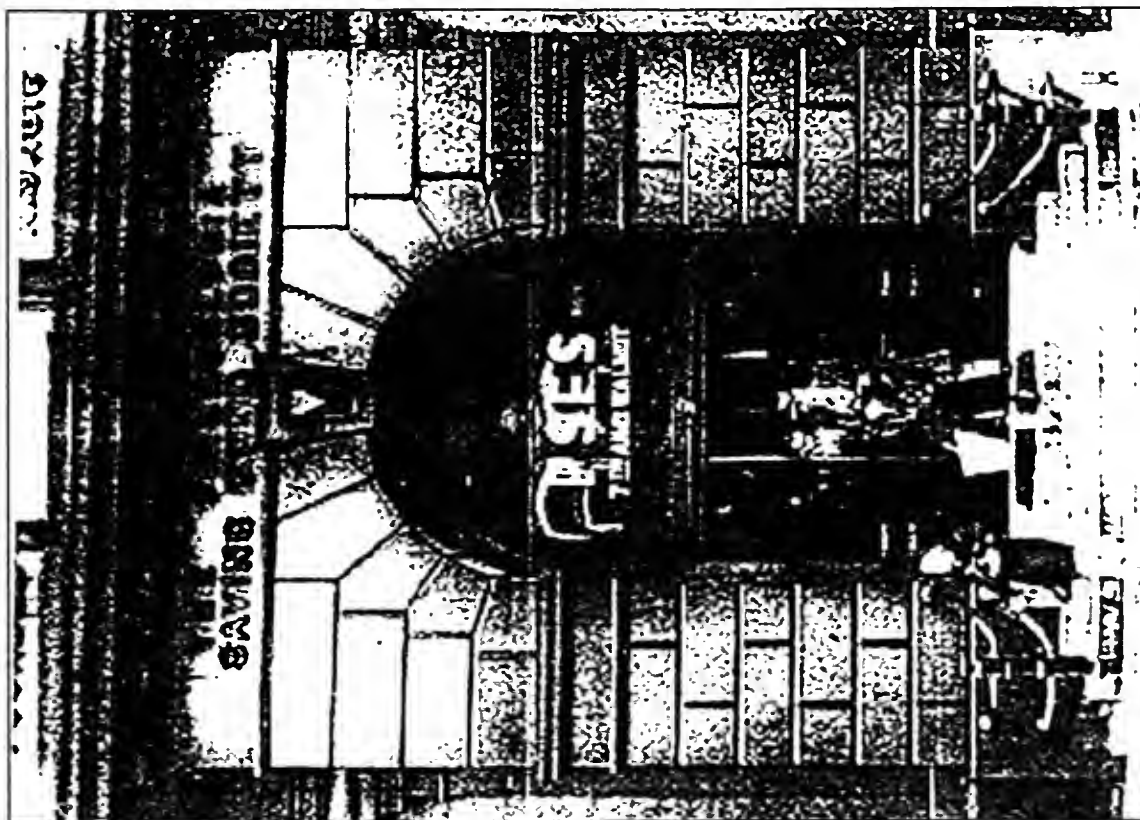


Figure 52. Entrance of Philadelphia Saving Fund Society, photograph (note on back states: "cover [of annual report?] March 1948"), 1948.

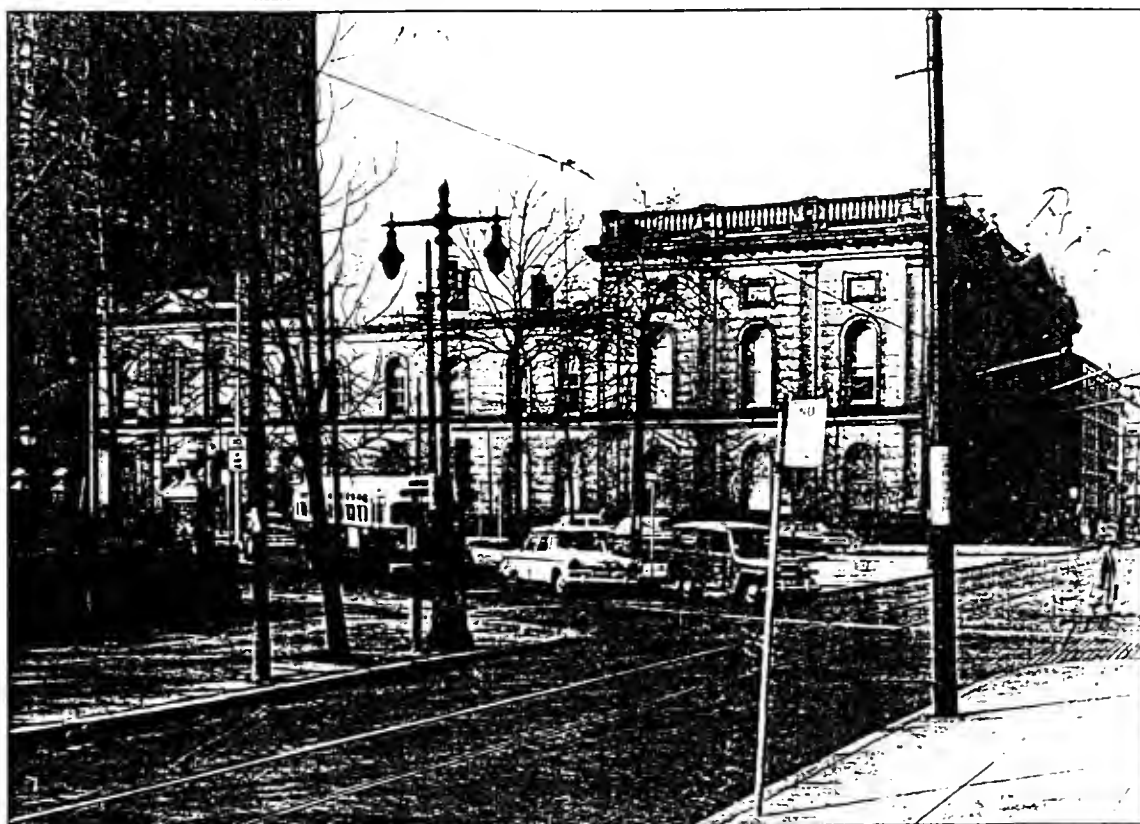


Figure 53. Philadelphia Saving Fund Society, 1956 photograph.

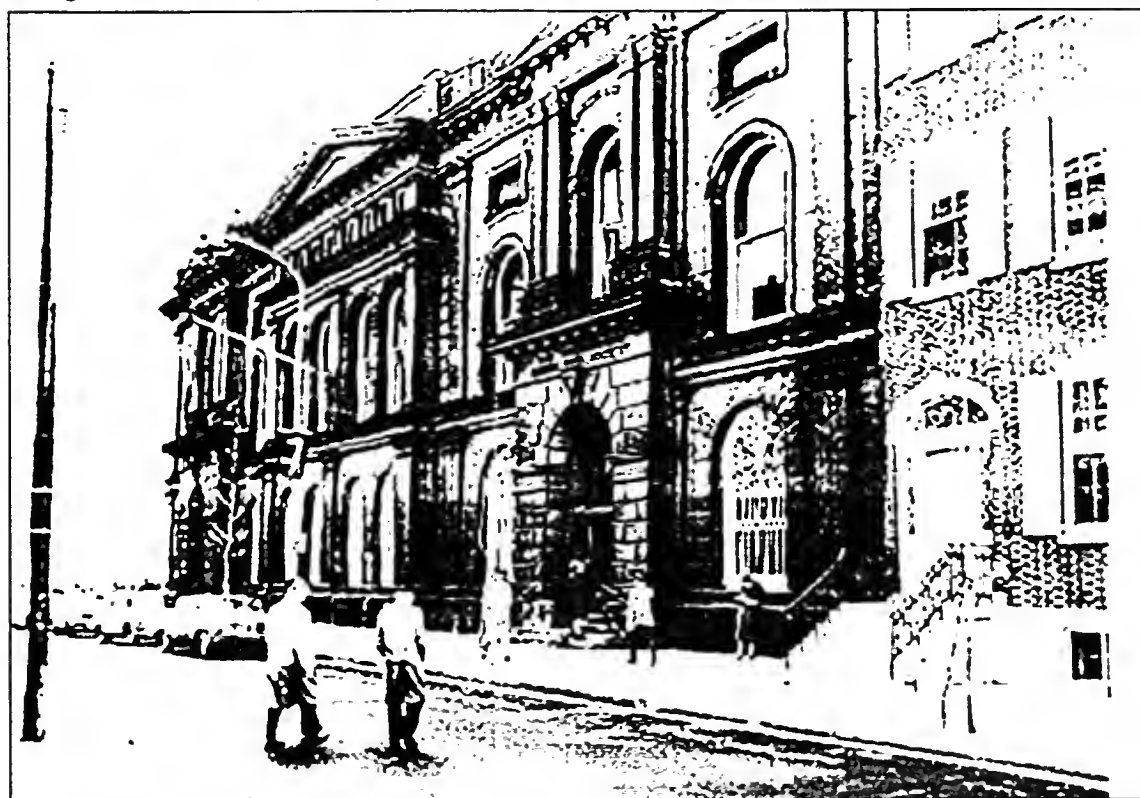


Figure 54. Philadelphia Saving Fund Society, depicting light-colored window frames and grilles, 20 November 1962 photograph.



Figure 55. Entrance of Philadelphia Saving Fund Society, depicting light-colored window frames and grilles, 8 July 1968 photograph.

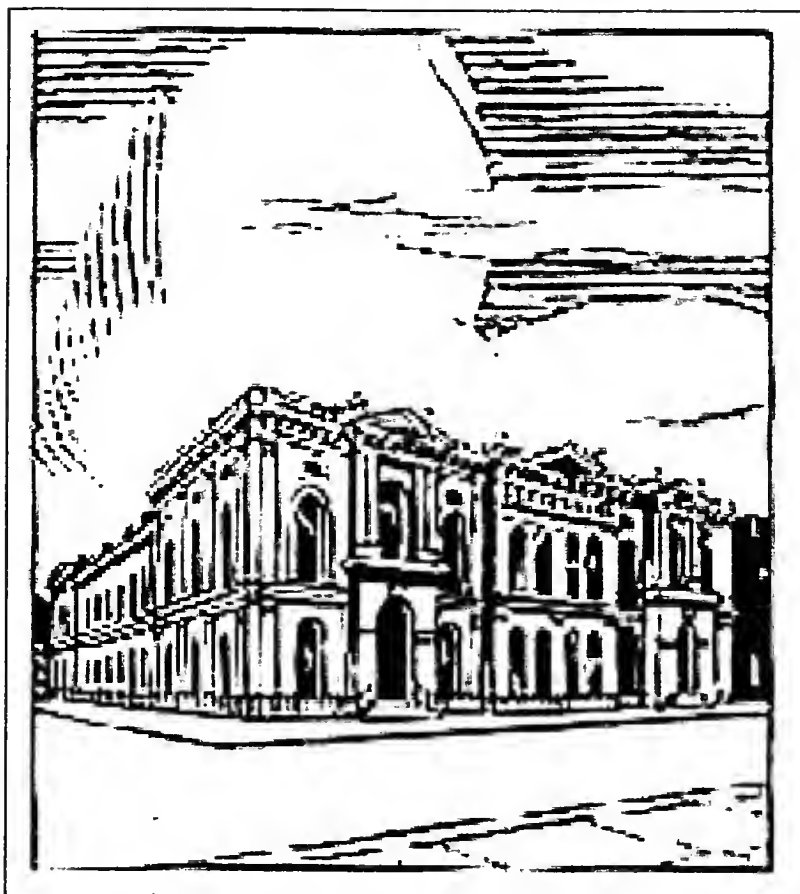


Figure 56. *Philadelphia Saving Fund Society, undated print.*



Figure 57. *Philadelphia Saving Fund Society, vacant, 1999 photograph.*

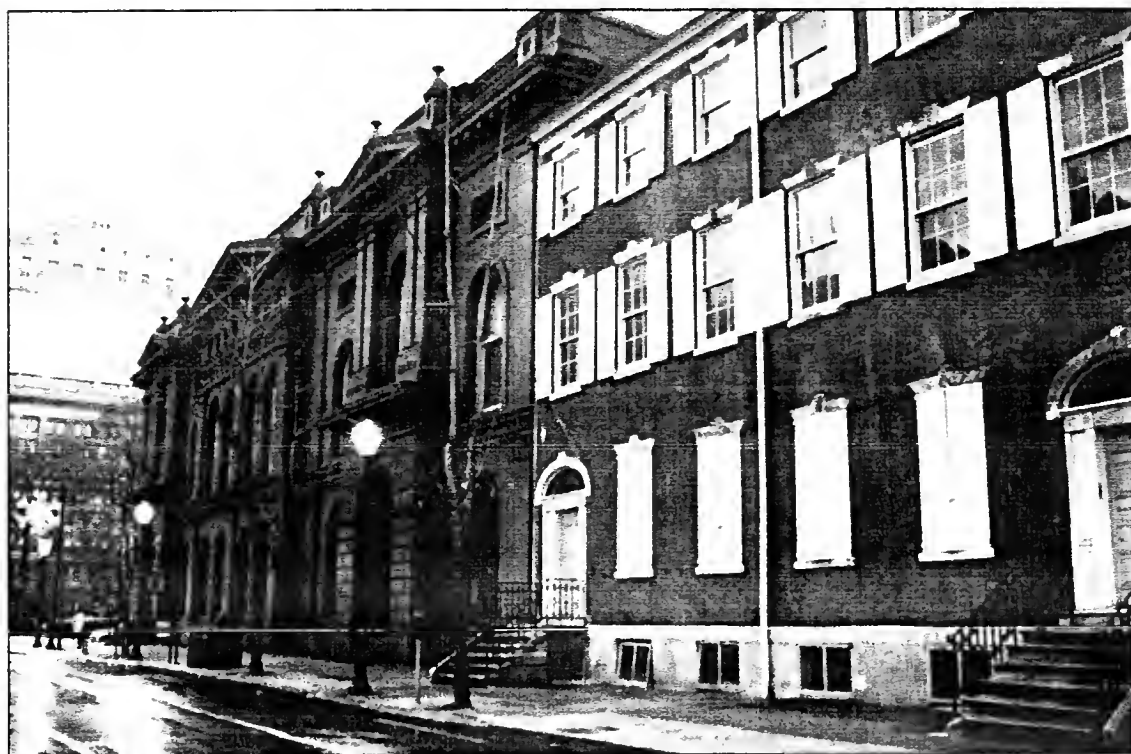


Figure 58. *Philadelphia Saving Fund Society and remnants of York Row, looking east towards Seventh and Walnut Streets, vacant, 1999 photograph.*

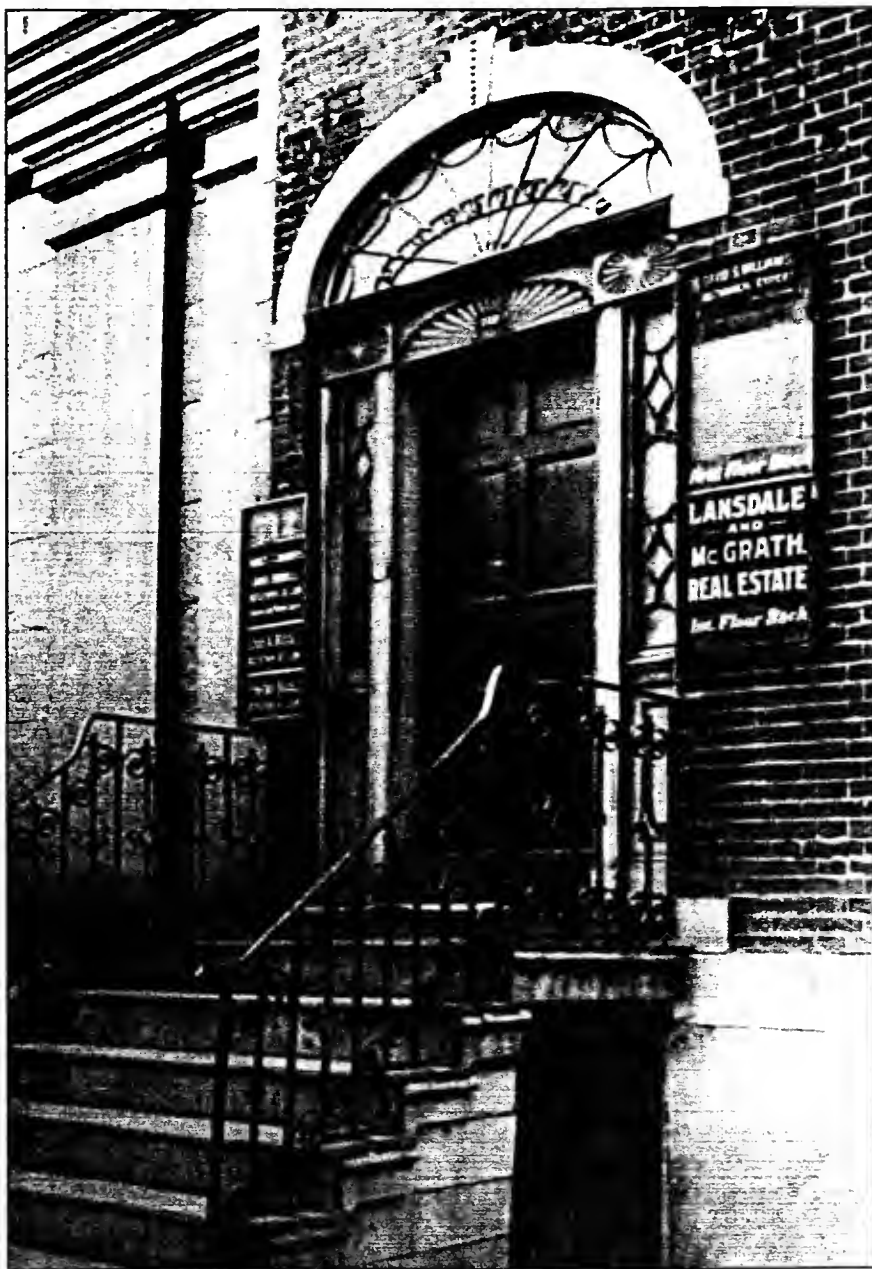


Figure 59. View of 712 Walnut Street entrance/detail, 7 November 1909 photograph.

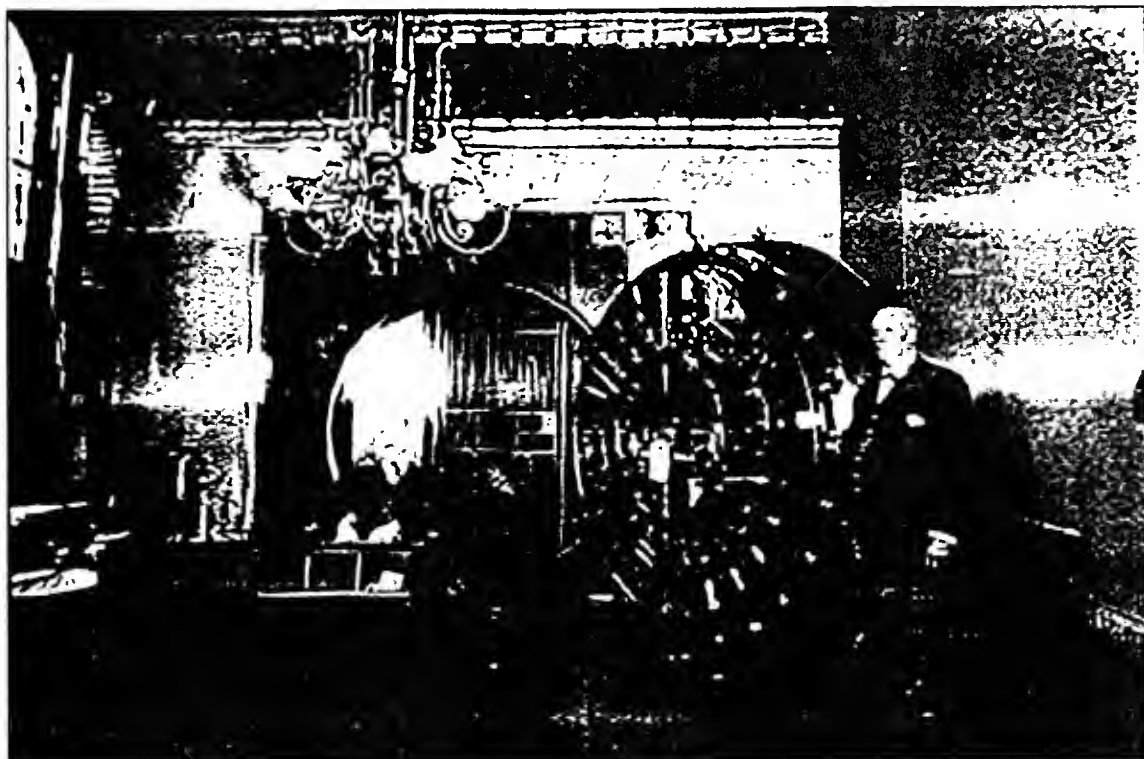


Figure 60. Vice-President Hutchinson's office and vault, c. 1886-1888 photograph.

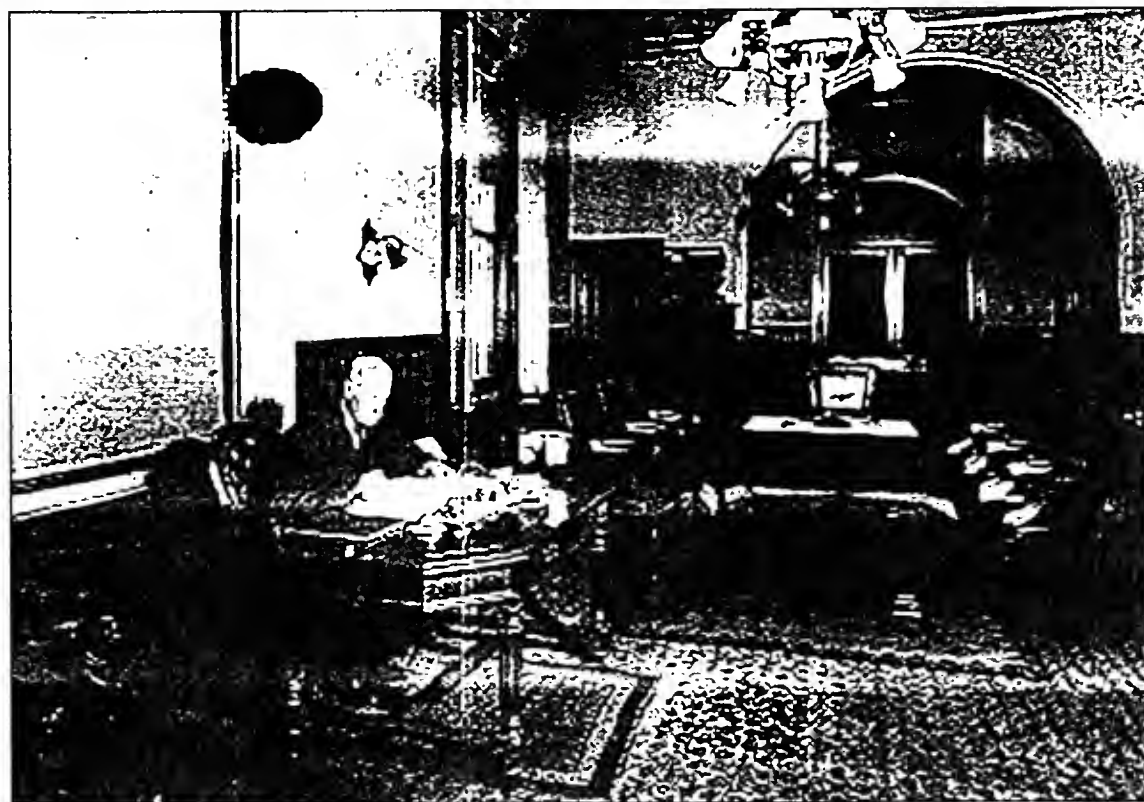


Figure 61. Vice-President Hutchinson's office, c. 1900? photograph.

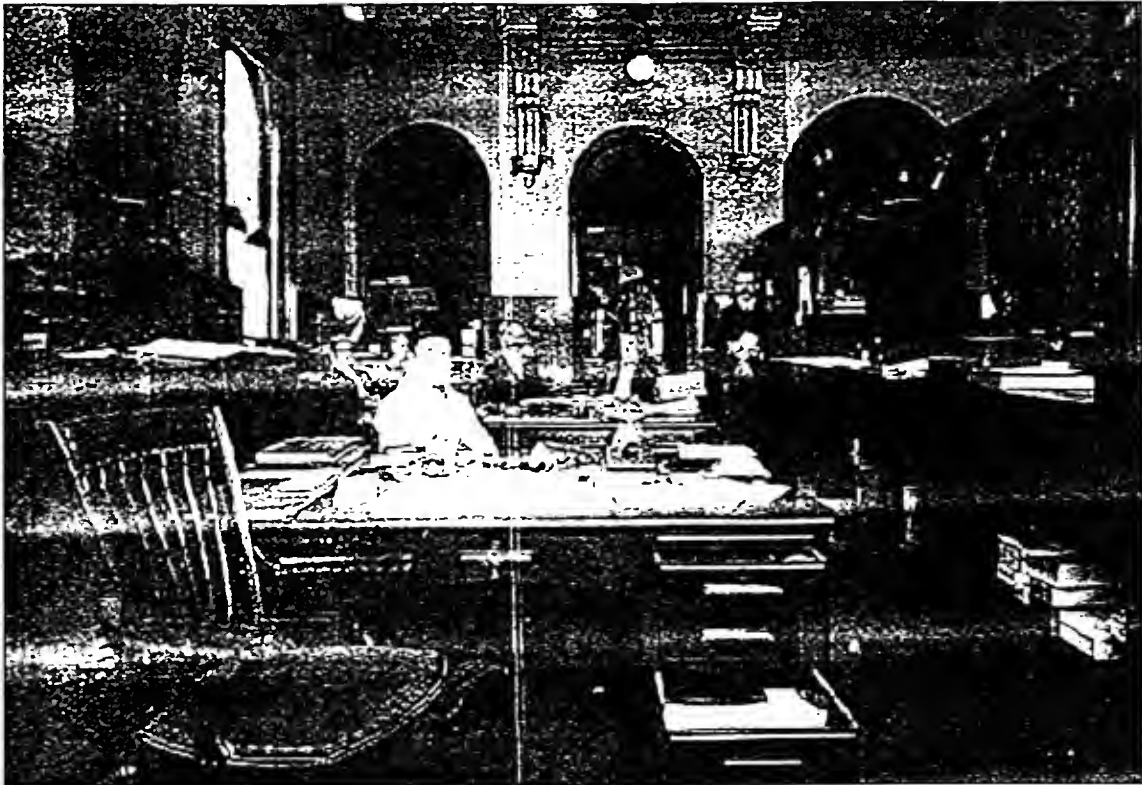


Figure 62. Treasurer's office, looking South, c. 1900 photograph.

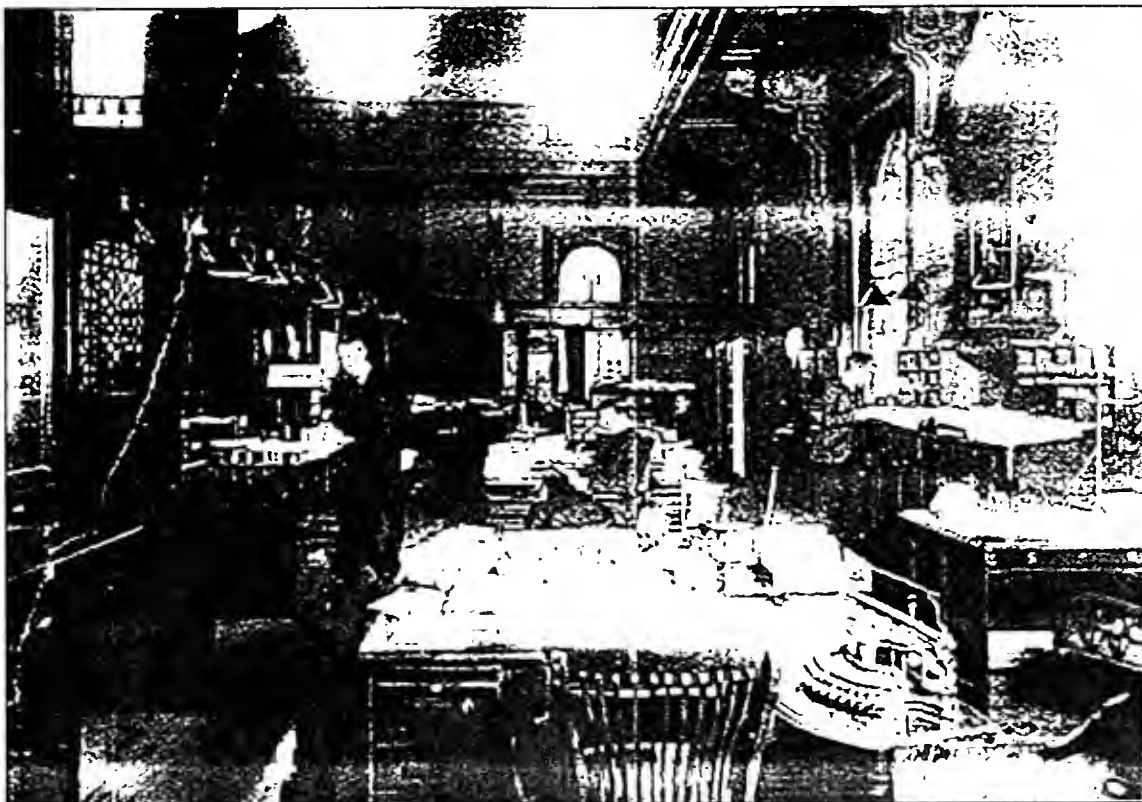


Figure 63. Treasurer's office, looking North, c. 1900 photograph.

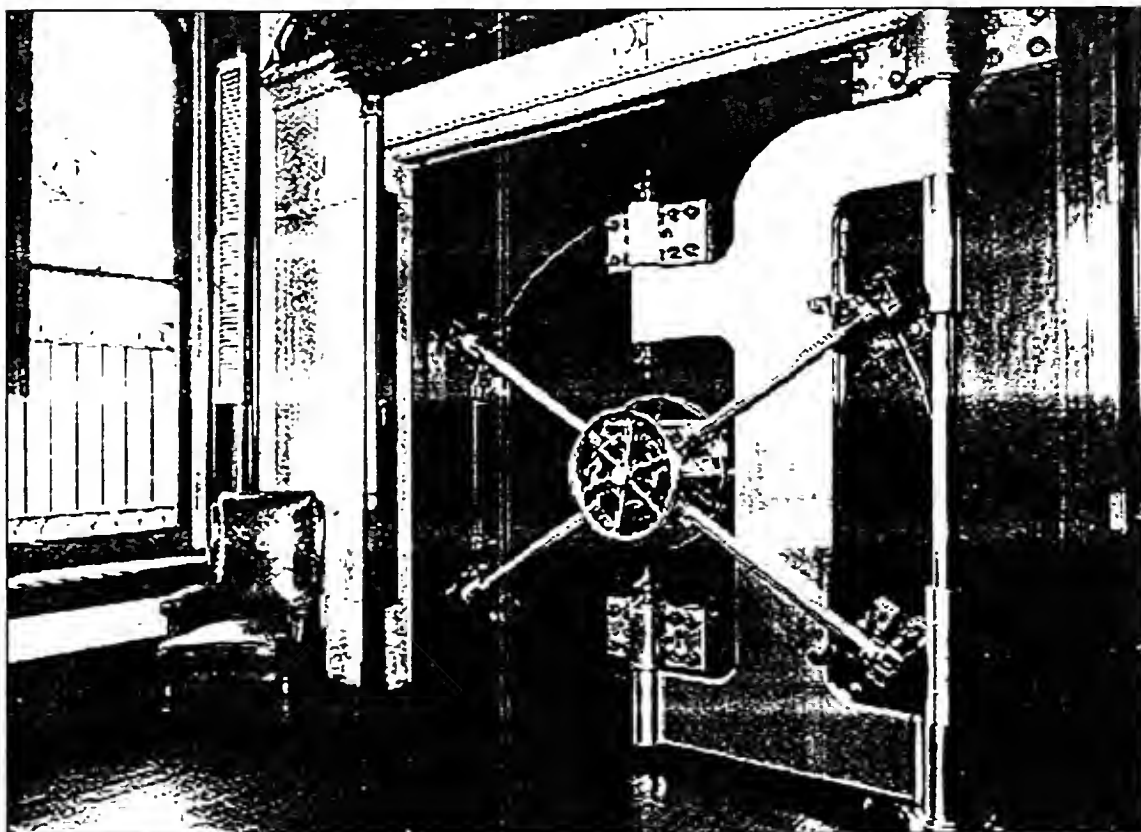


Figure 64. Vault, c. 1924 photograph.

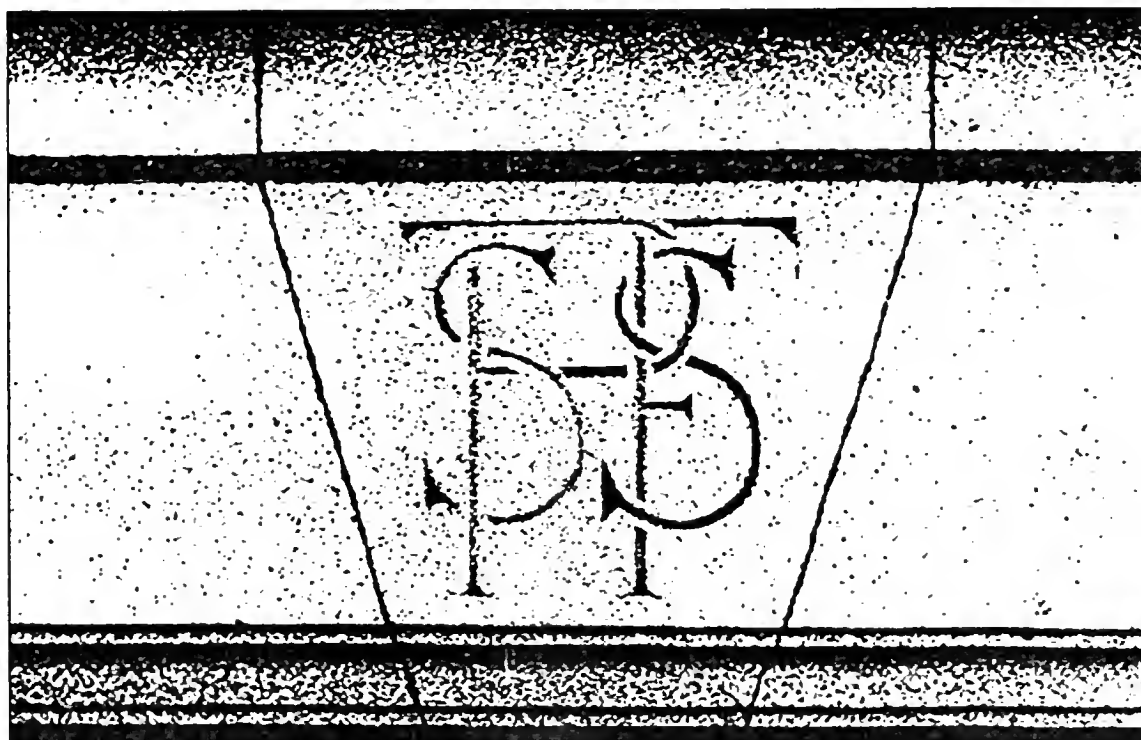


Figure 65. Keystone above vault, c. 1924 photograph.

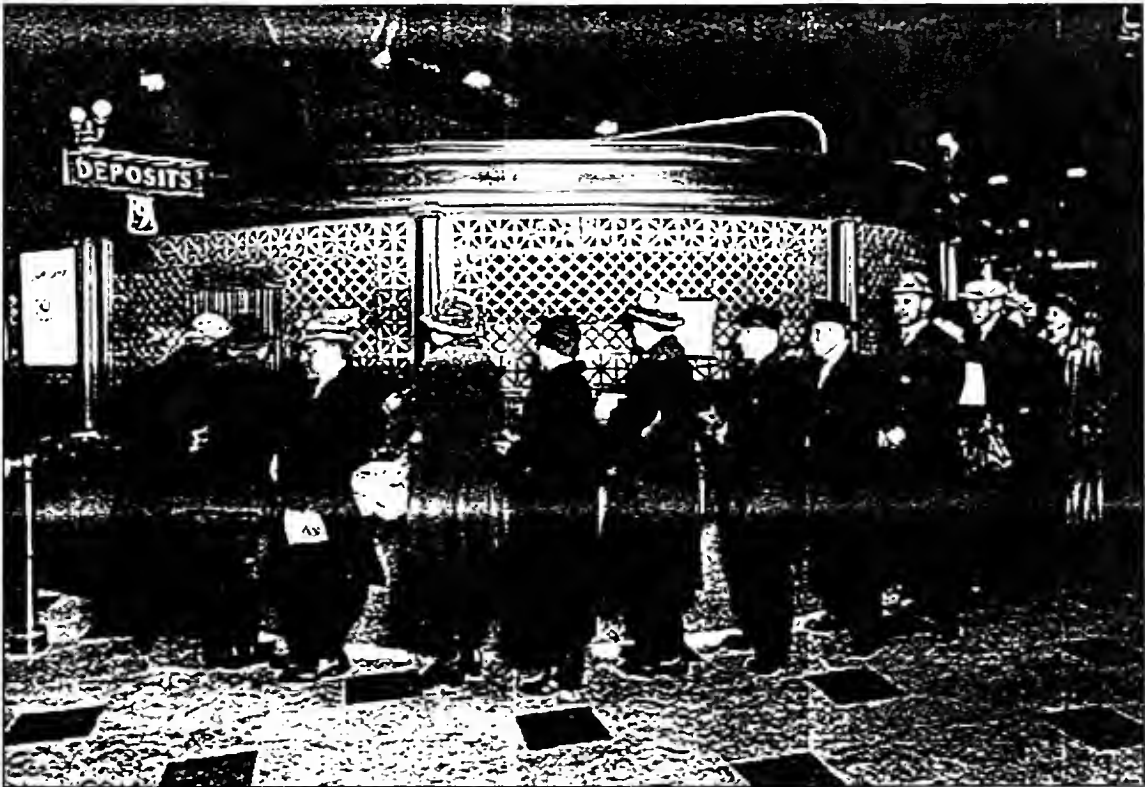


Figure 66. Patrons in line, c. 1924-25 photograph.



Figure 67. School Accounts, 24 May 1926 photograph.

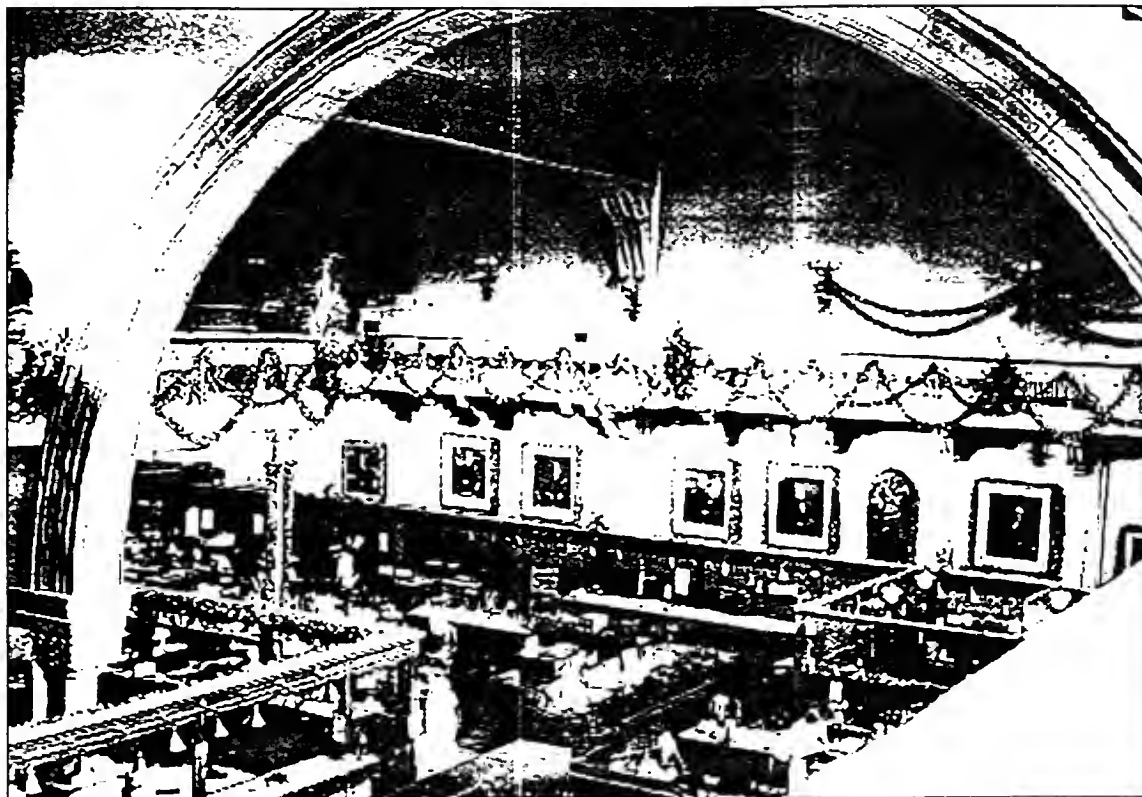


Figure 68. West view of banking room, Christmas 1934 photograph.



Figure 69. West view of banking room floor, 24 June 1966 photograph.

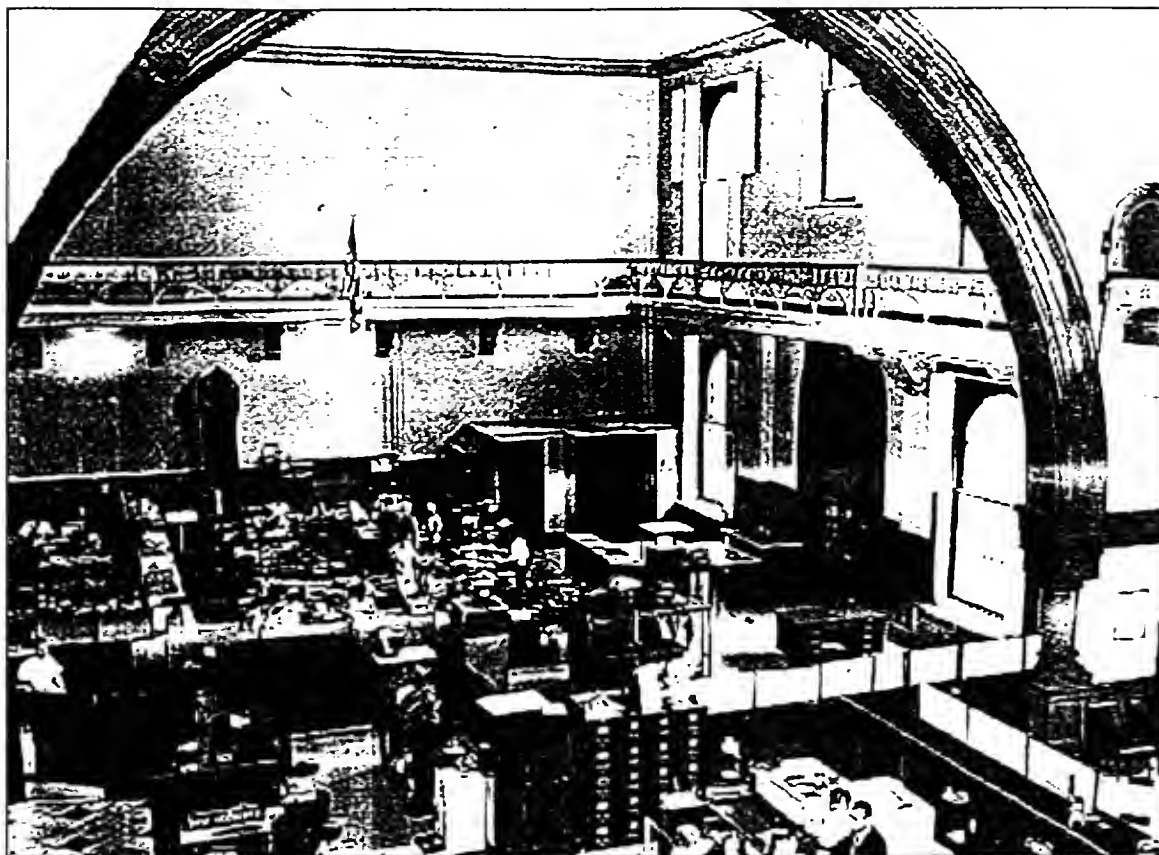


Figure 70. West view of banking room corner, 8 July 1968 photograph.



Figure 71. Office wing interior, c. 1980s photography.

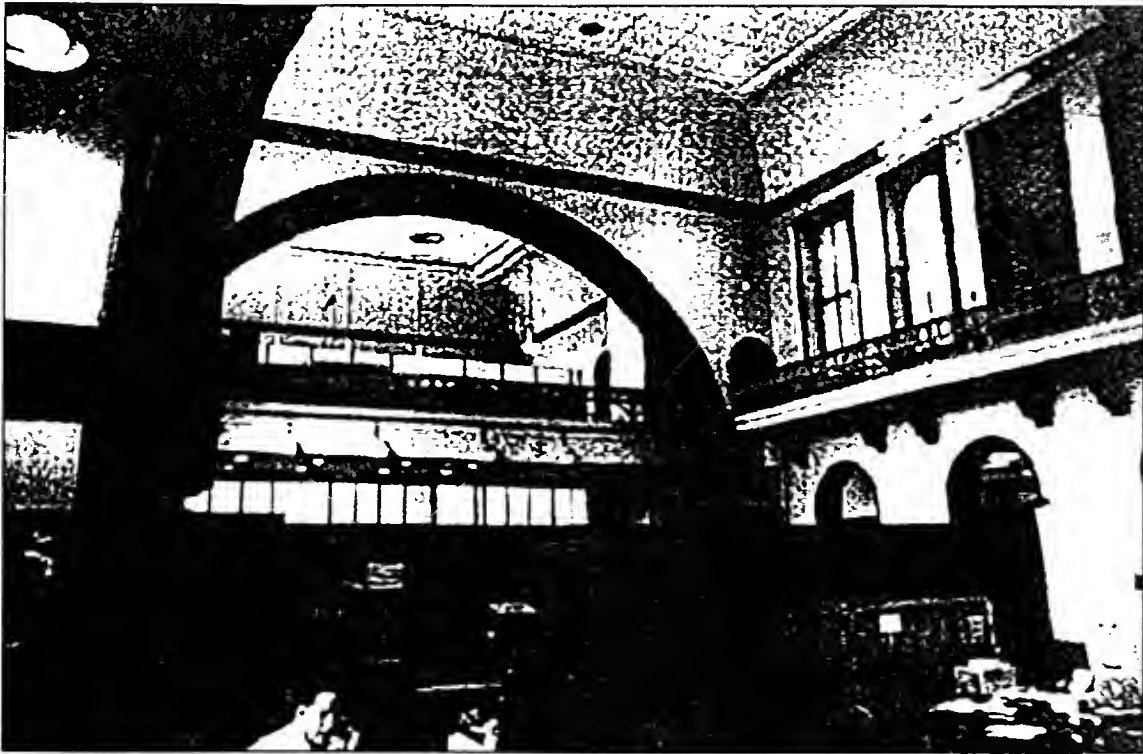


Figure 72. East view of banking room, c. 1980s photograph.

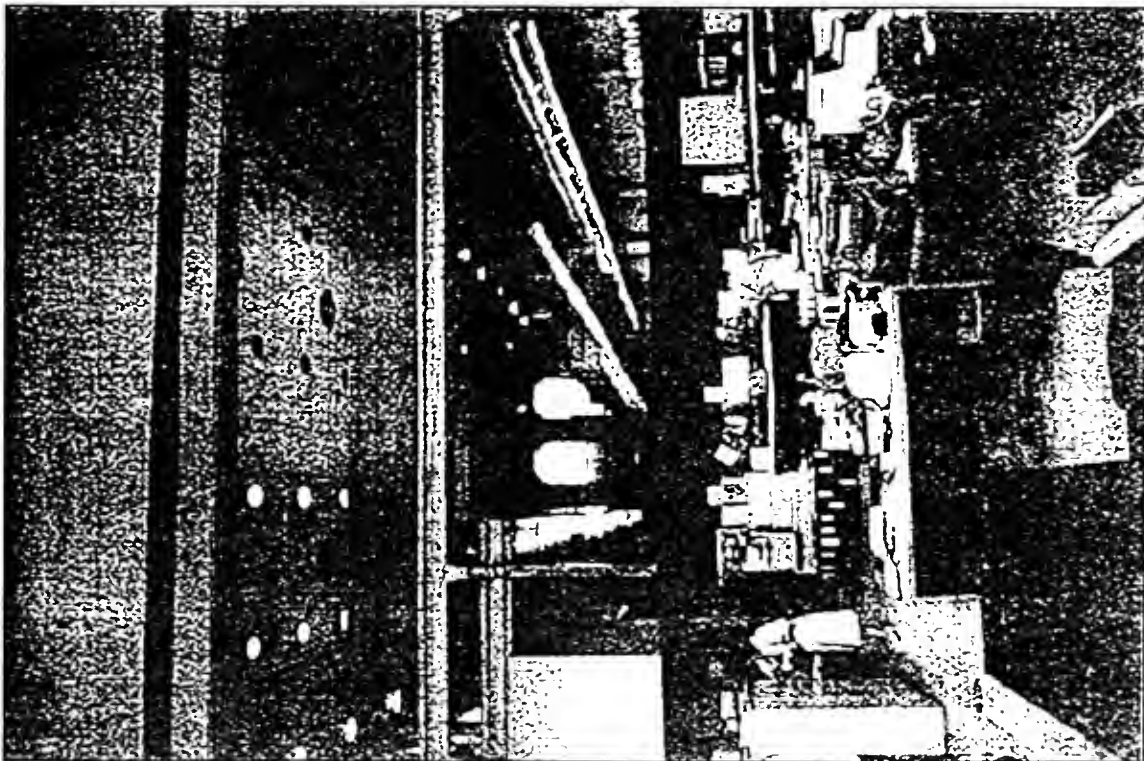


Figure 73. South view of banking room, c. 1980s photograph.

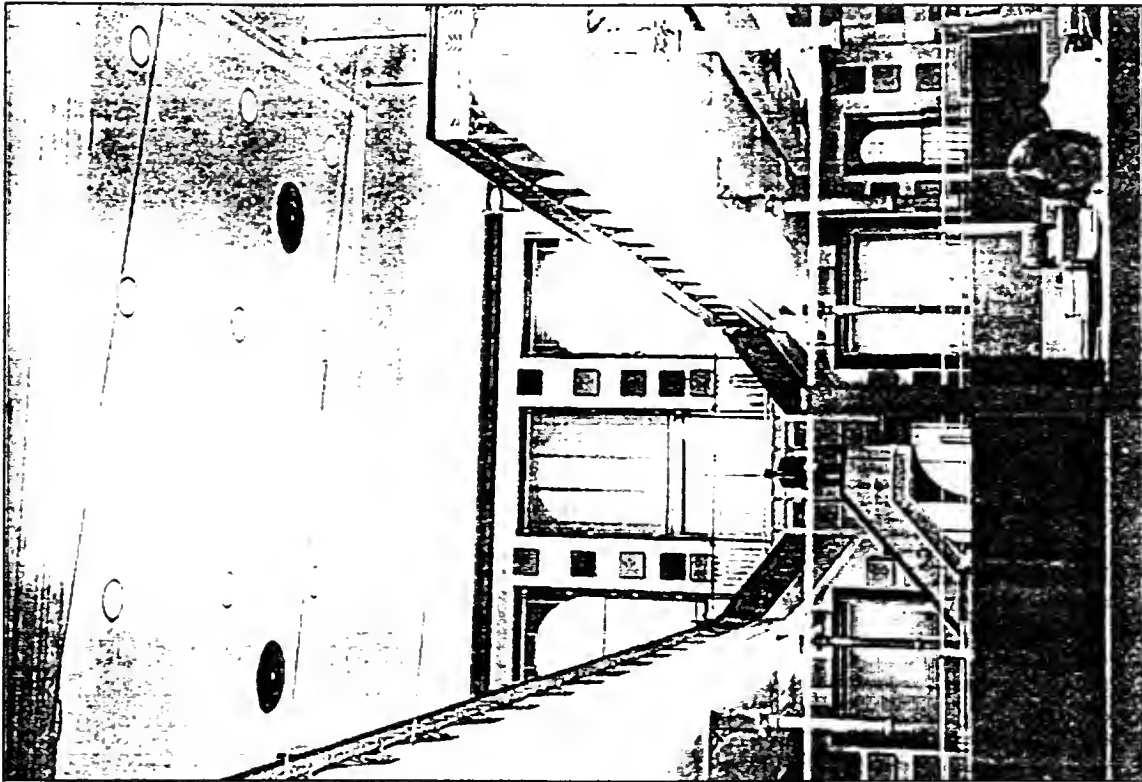


Figure 74. Staircase, south end of banking room, 10 August 1970 photograph.



Figure 75. Mezzanine rail and window detail, south end of banking room, 10 August 1970 photograph.

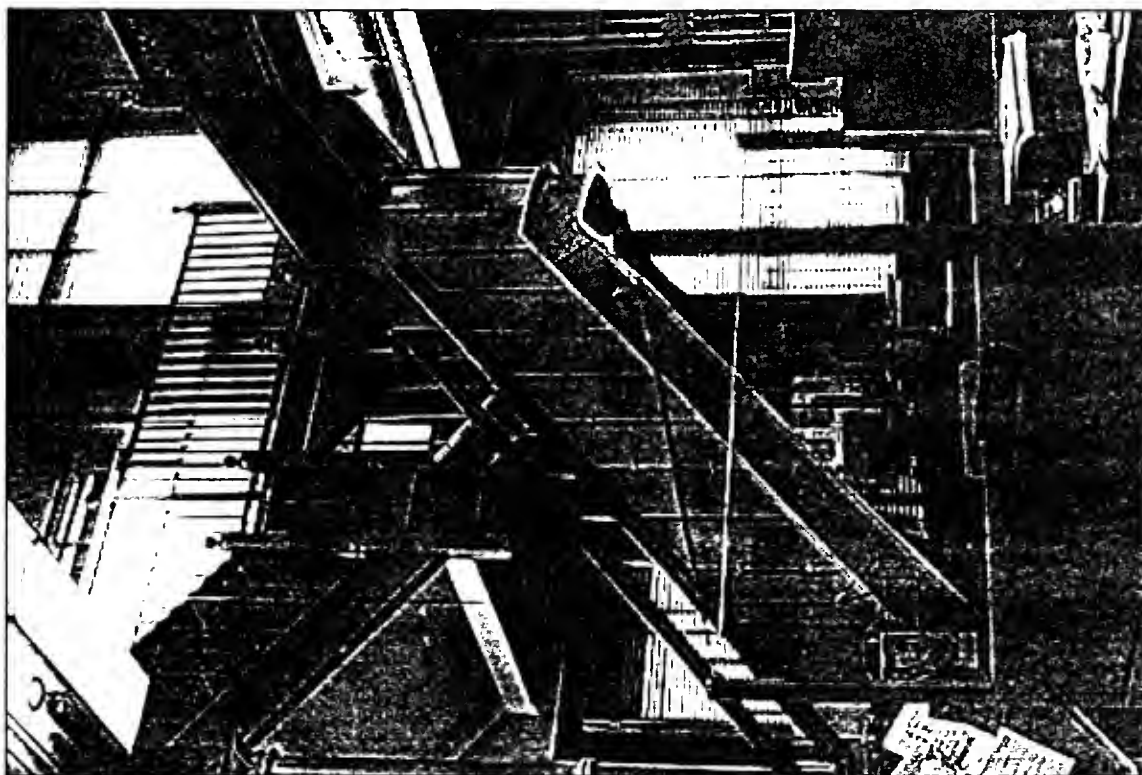


Figure 76. Staircase detail, south end of banking room, 10 August 1970 photograph.

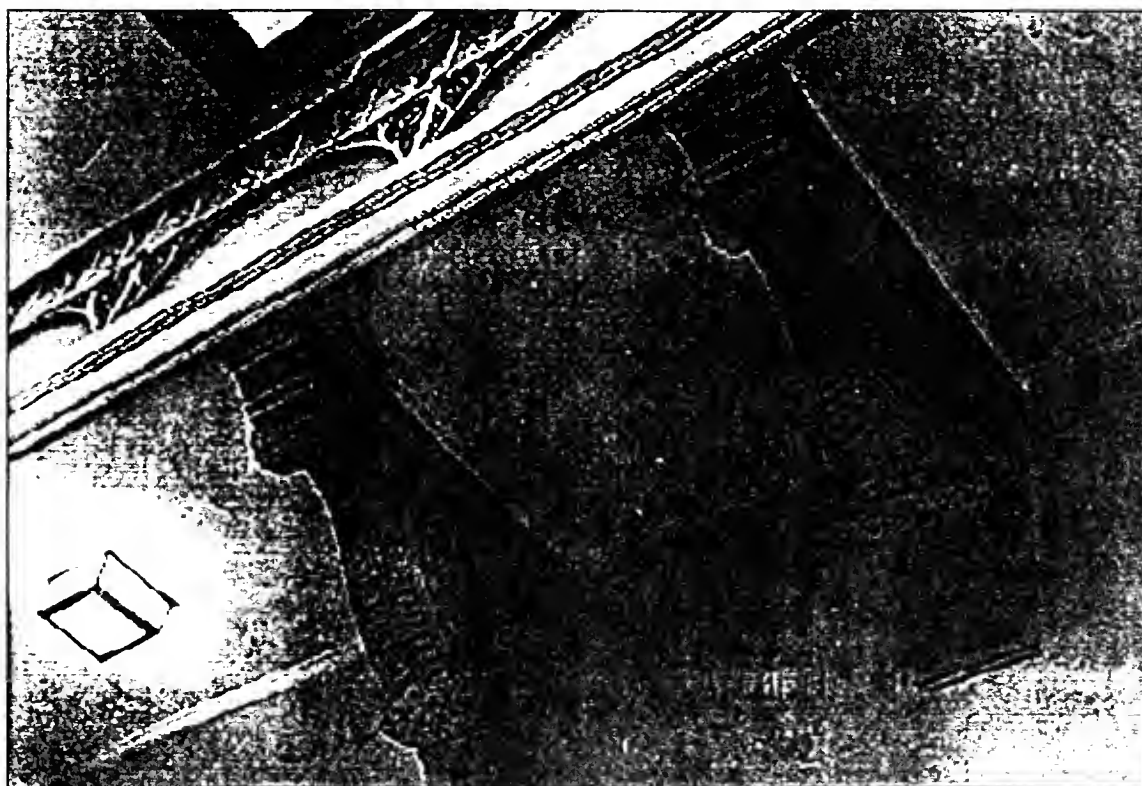


Figure 77. Mezzanine bracket detail, south end of banking room, 10 August 1970 Photograph.

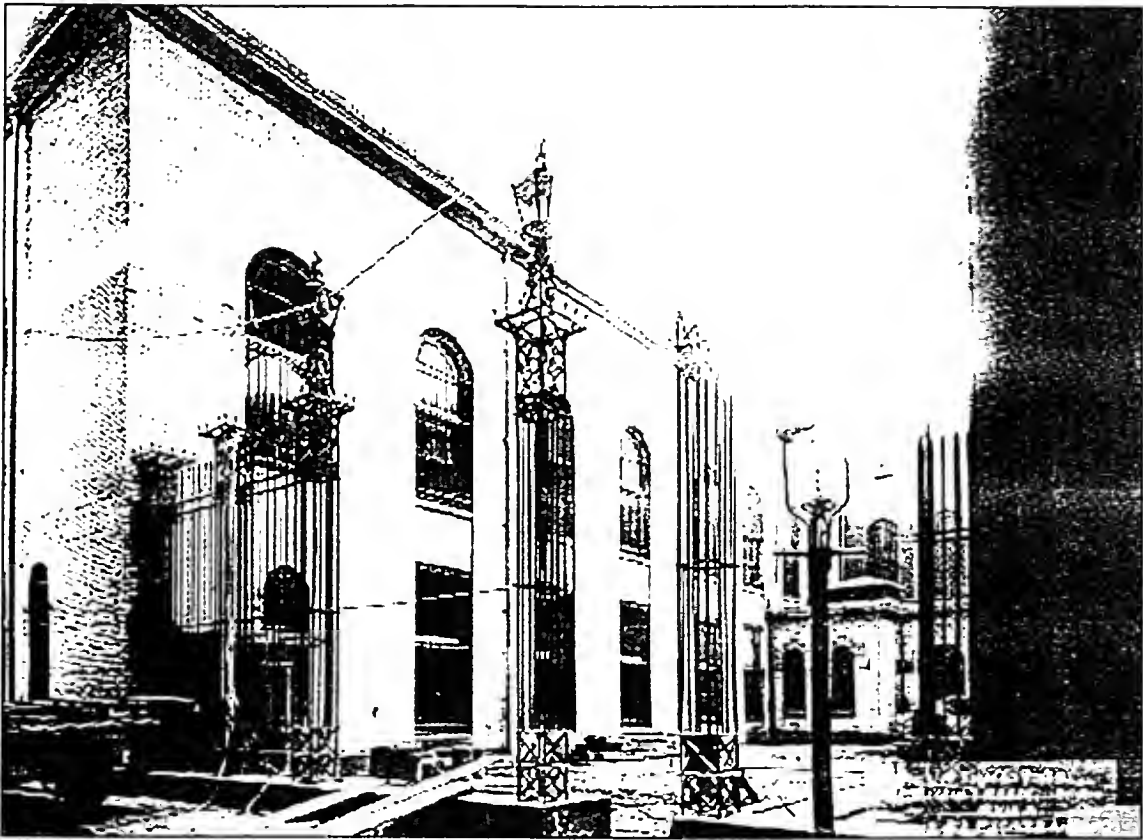


Figure 78. Courtyard and gate prior to vault room construction, 9 June 1930 photograph.



Figure 79. South view of courtyard with grass prior to vault room construction, 9 June 1930 photograph.

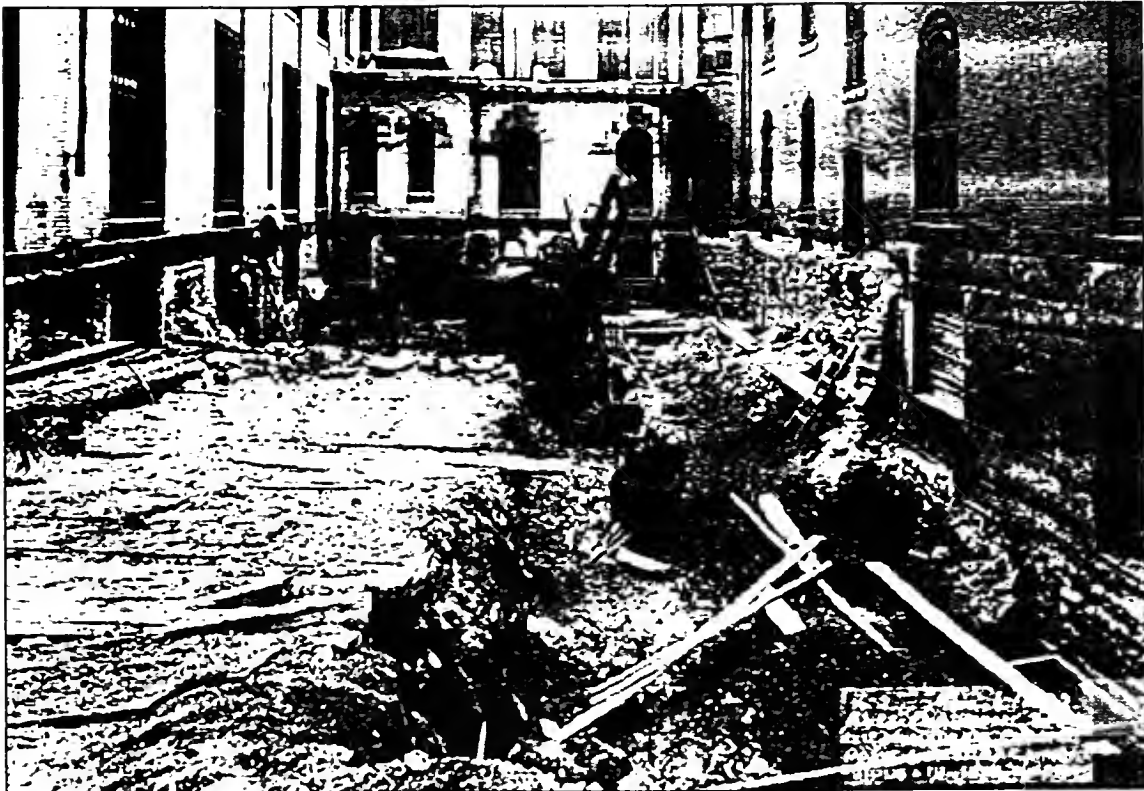


Figure 80. Excavation of courtyard for vault room construction, 17 June 1930 photograph.



Figure 81. North view of courtyard, foundation walls of building phases visible, 8 July 1930 photograph.



Figure 82. North view of courtyard prior to vault room construction, 8 July 1930 photograph.

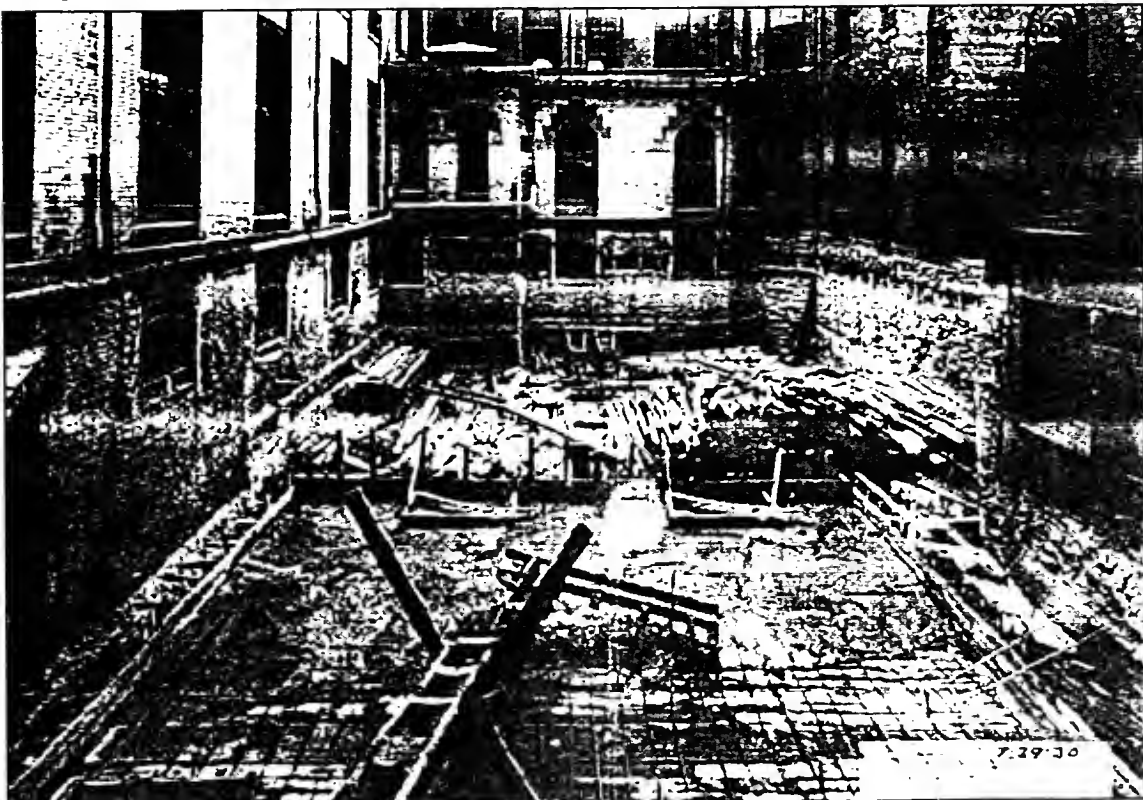


Figure 83. Vault room floor installation, 29 July 1930 photograph.

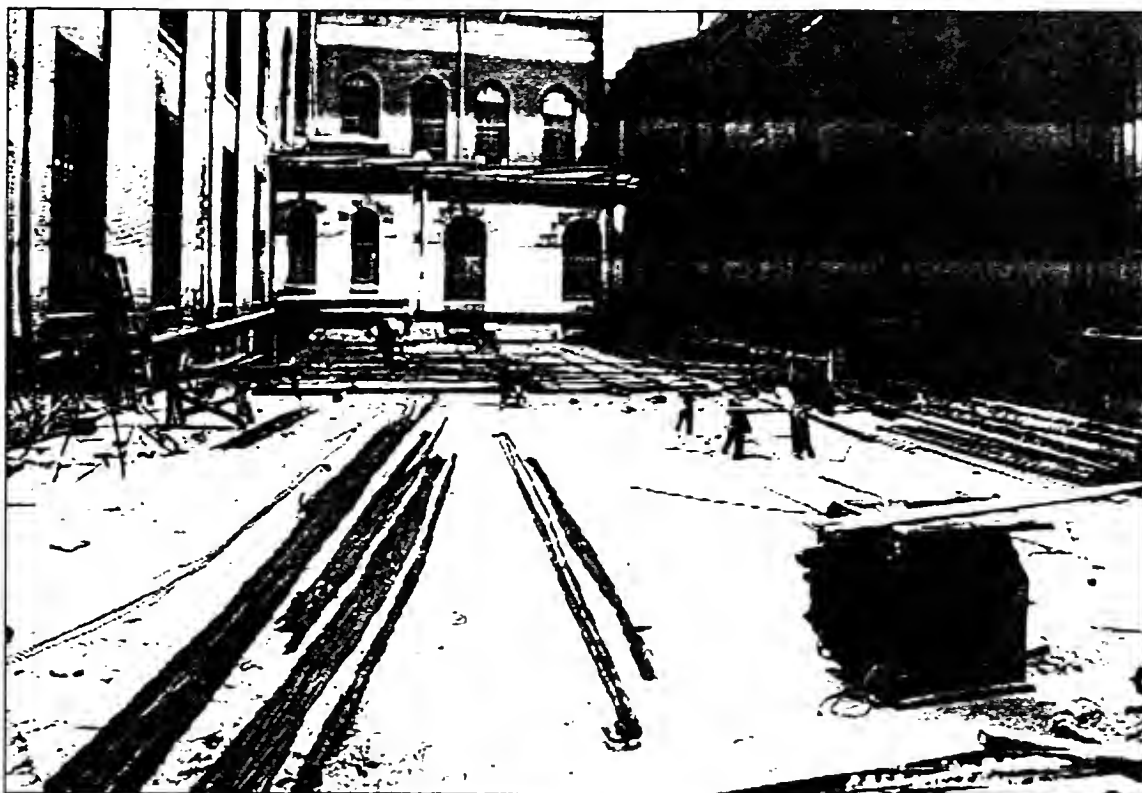


Figure 84. Vault room ceiling installation, 29 August 1930 photograph.



Figure 85. Vault room stairwell, 14 October 1930 photograph.

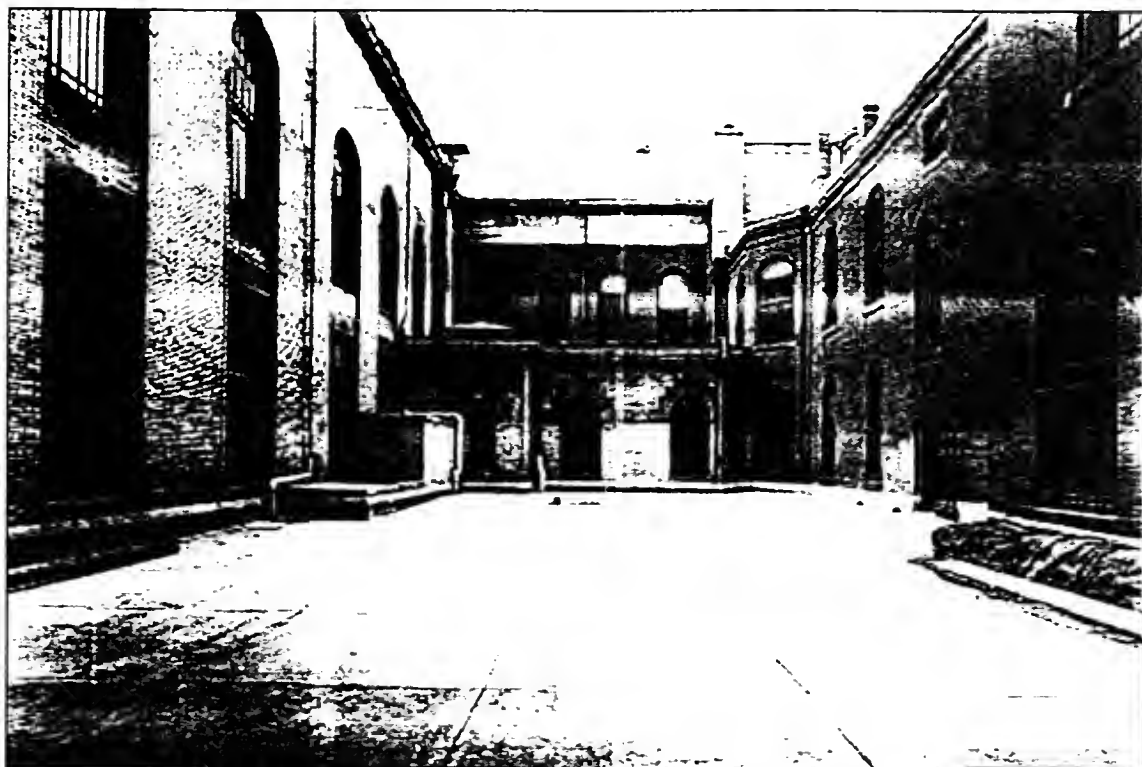


Figure 86. North view of completed courtyard, paved, 18 May 1931 photograph.



Figure 87. South view of completed courtyard, paved, 18 May 1931 photograph.



Figure 88. Vault room interior, 1 January 1931 photograph.

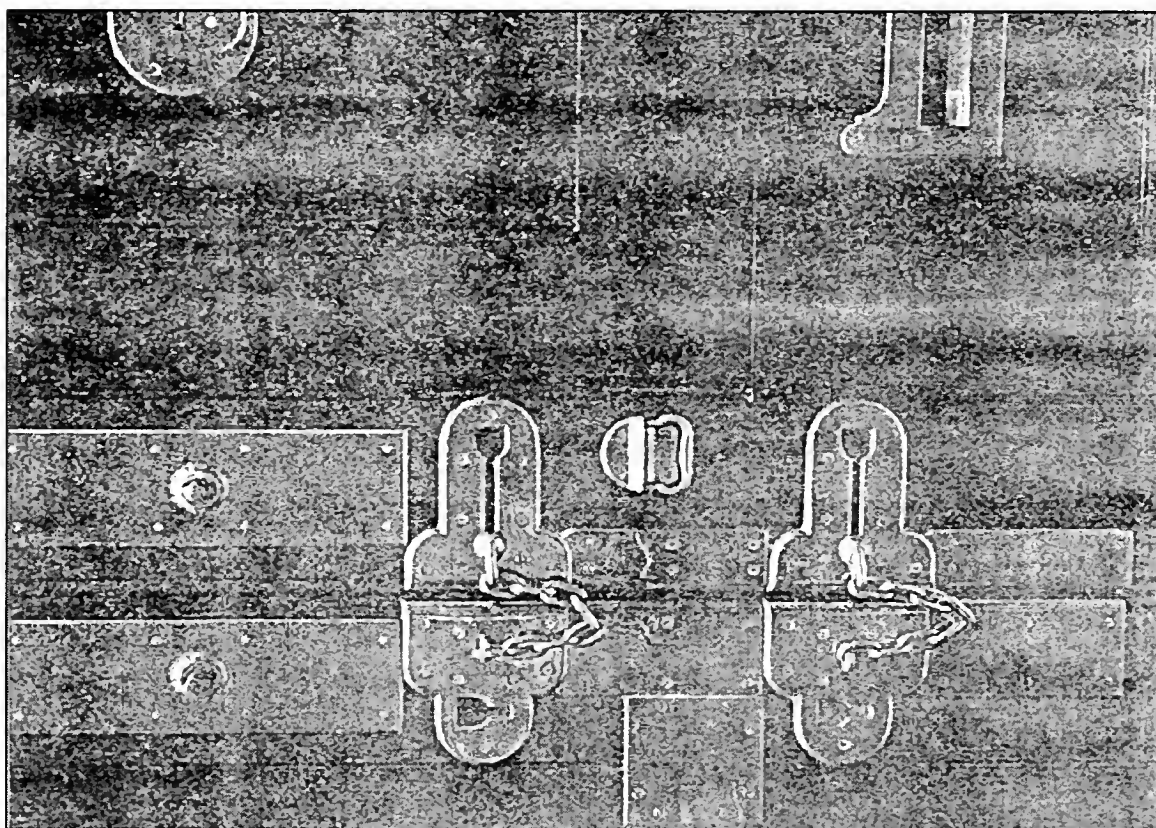


Figure 89. Detail of interior of West front door hardware, 10 August 1970 photograph.

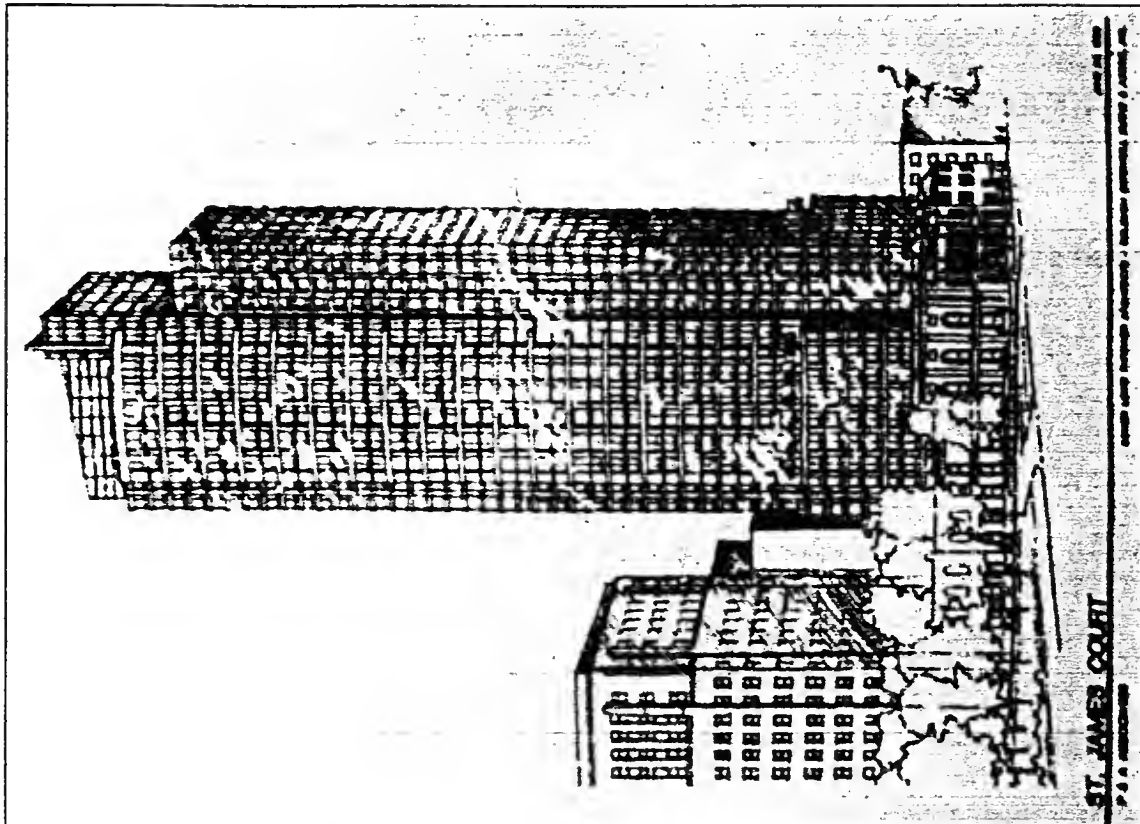


Figure 90. Rendering of site, 1999 St. James Place Proposal, Bower Lewis Thrower Architects for P&A Associates.

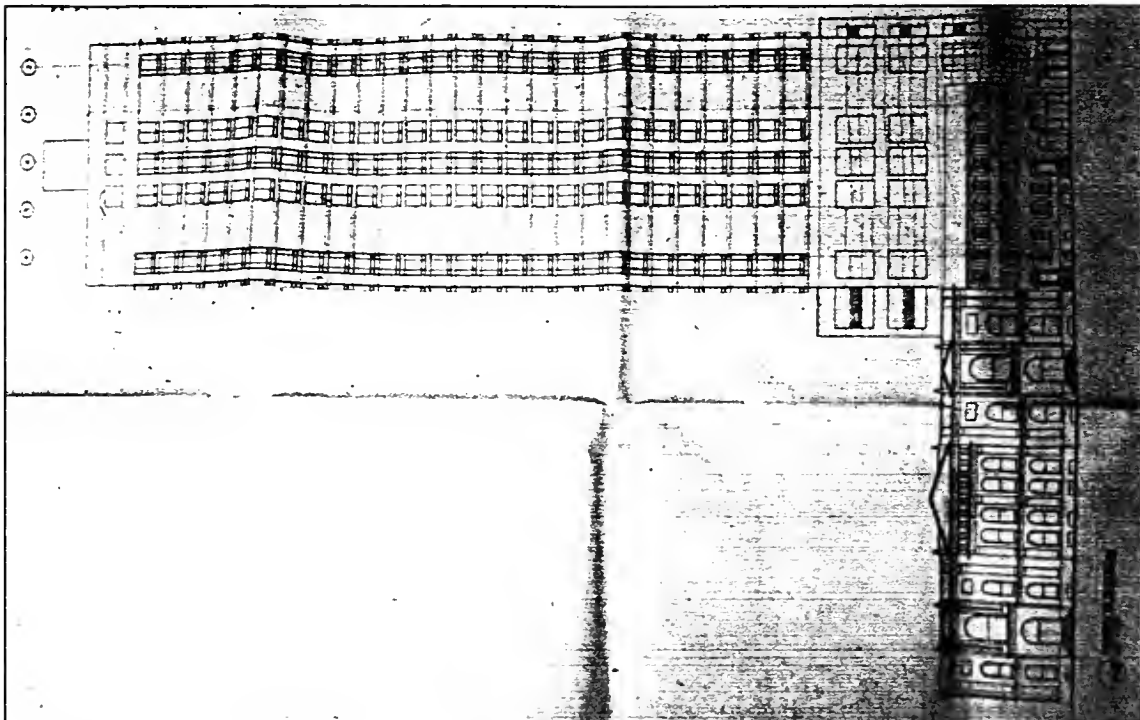


Figure 91. Building elevation, 1999 St. James Place Proposal, Bower Lewis Thrower Architects for P&A Associates.



Figure 92. North façade, mid- East section, April 2000 photograph.

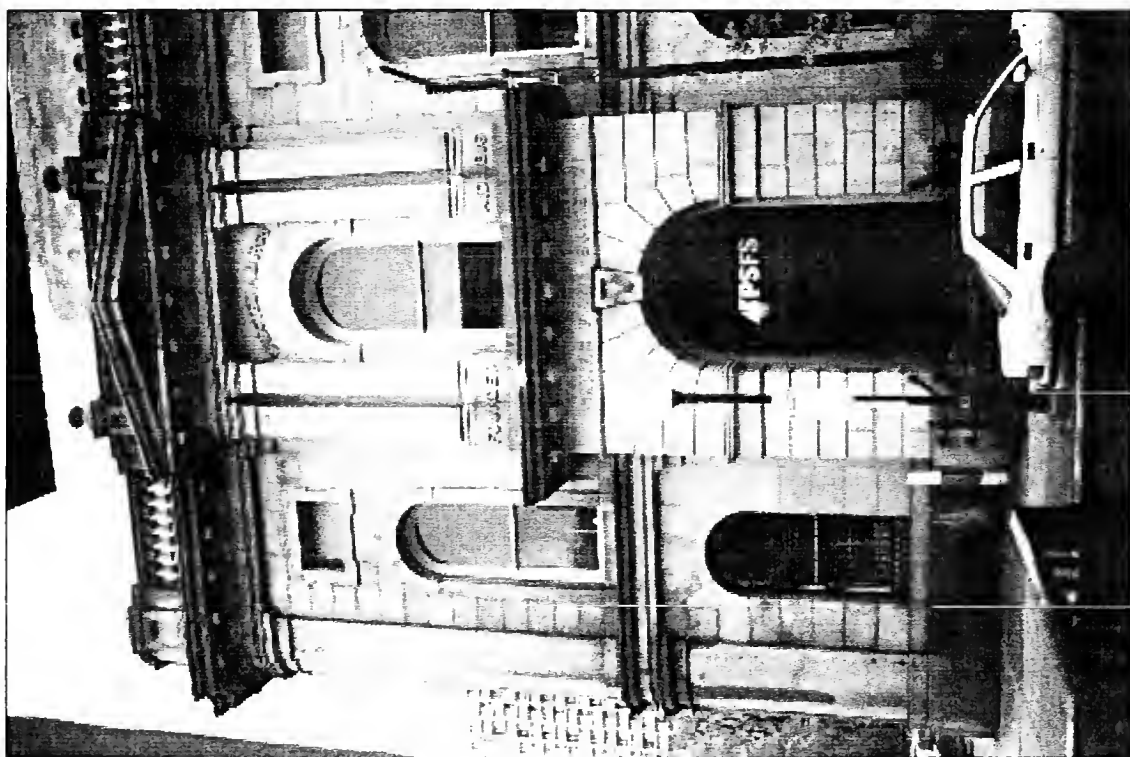


Figure 93. North façade, far East section, April 2000 photograph.



Figure 94 *North façade, center West section, April 2000 photograph.*

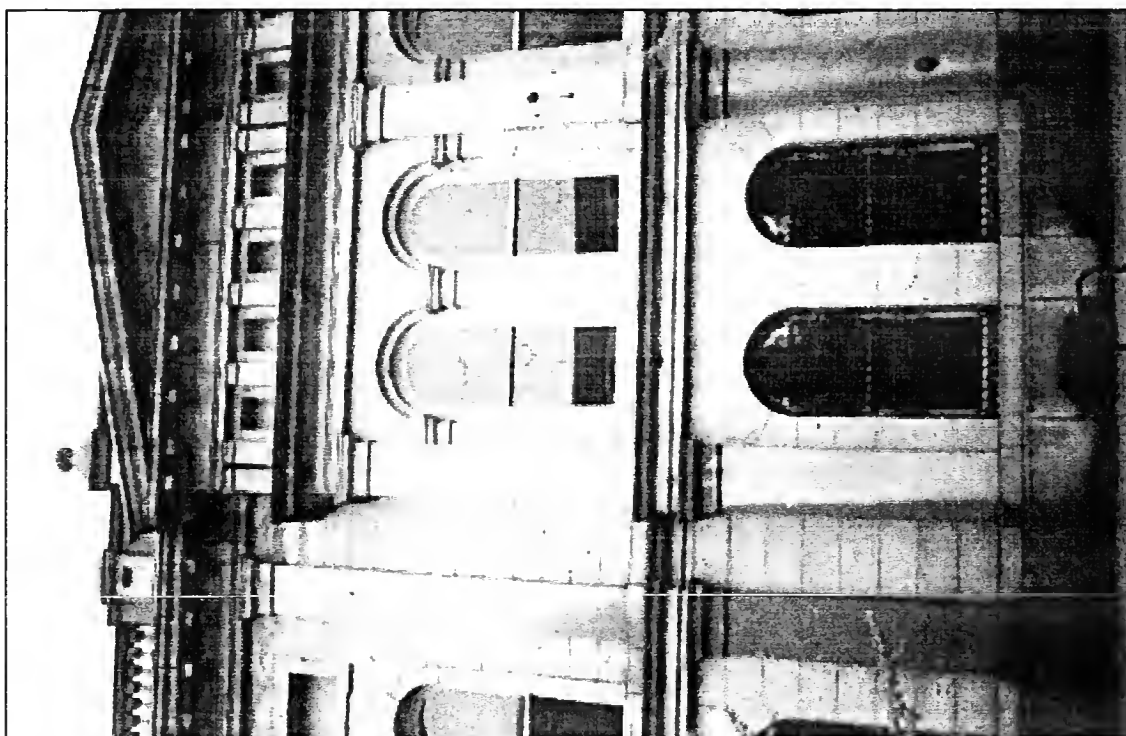


Figure 95 *North façade, center East section, April 2000 photograph.*

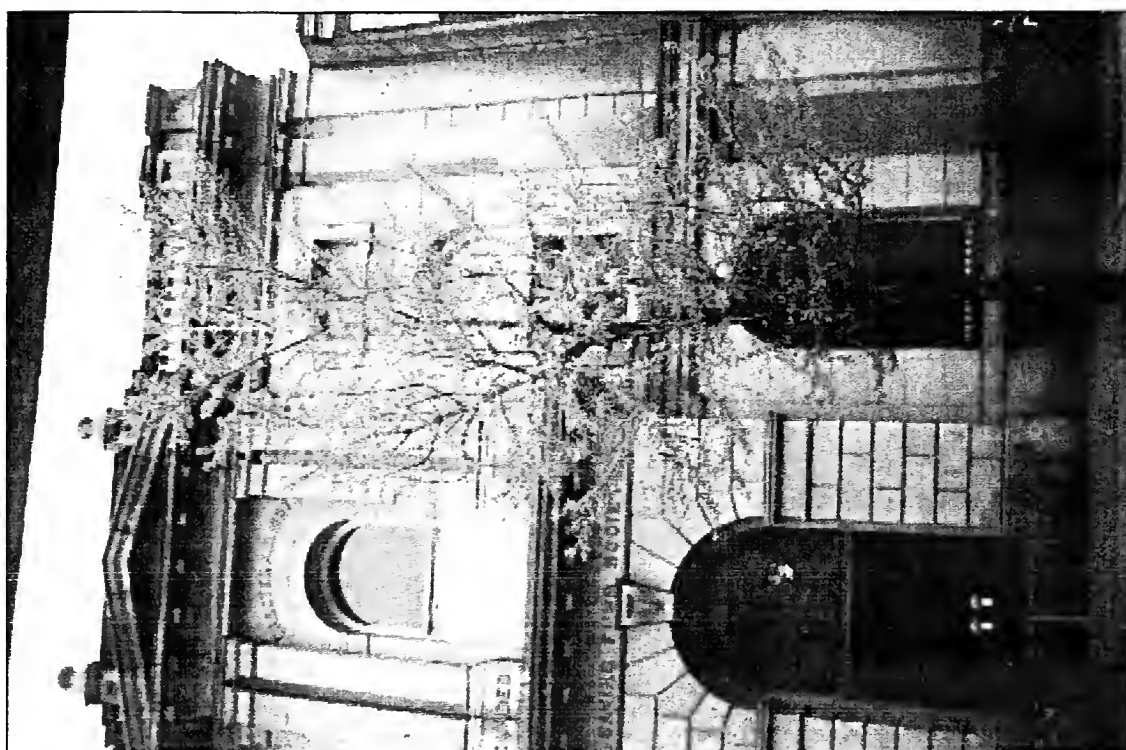


Figure 96 North façade, far West section, April 2000 photograph.

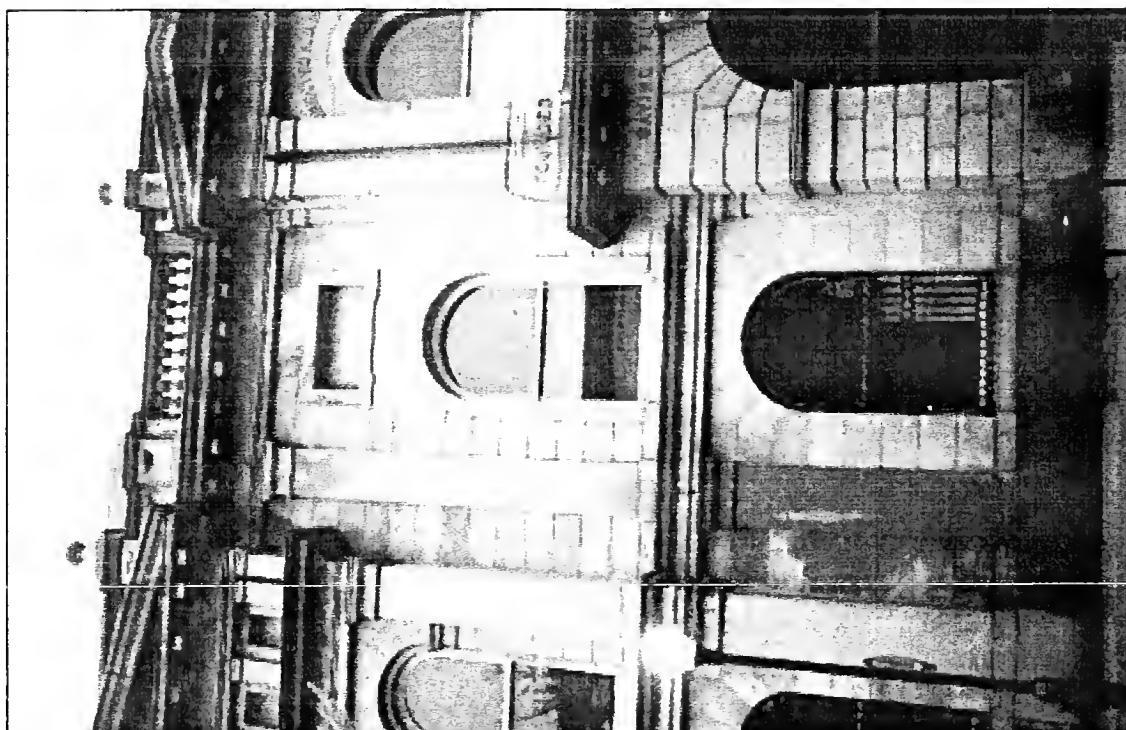


Figure 97 North façade, mid-West section, April 2000 photograph.

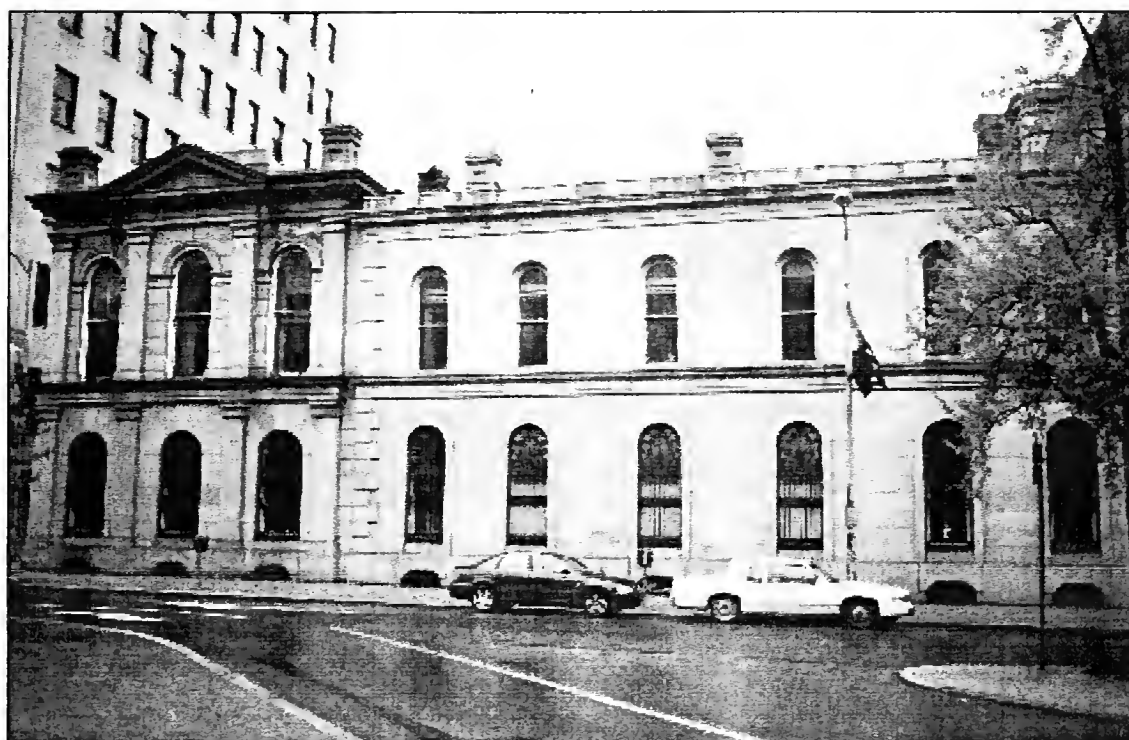


Figure 98 *East façade, South section, April 2000 photograph.*

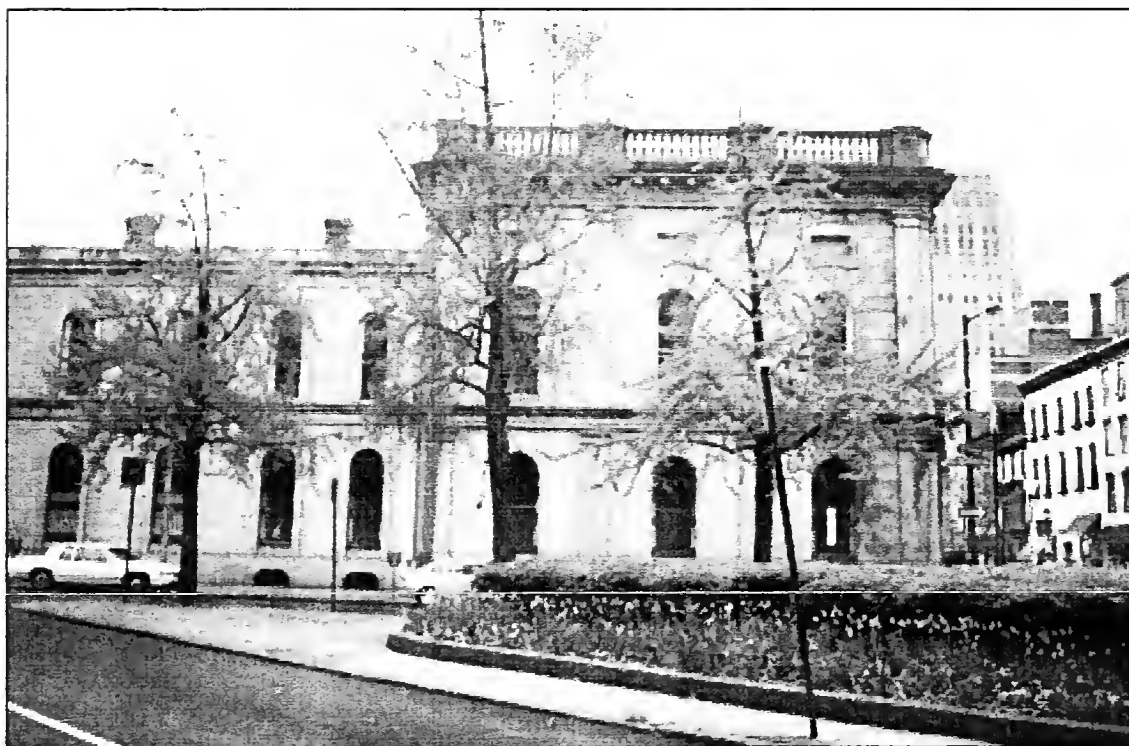


Figure 99 *East façade, North section, April 2000 photograph.*

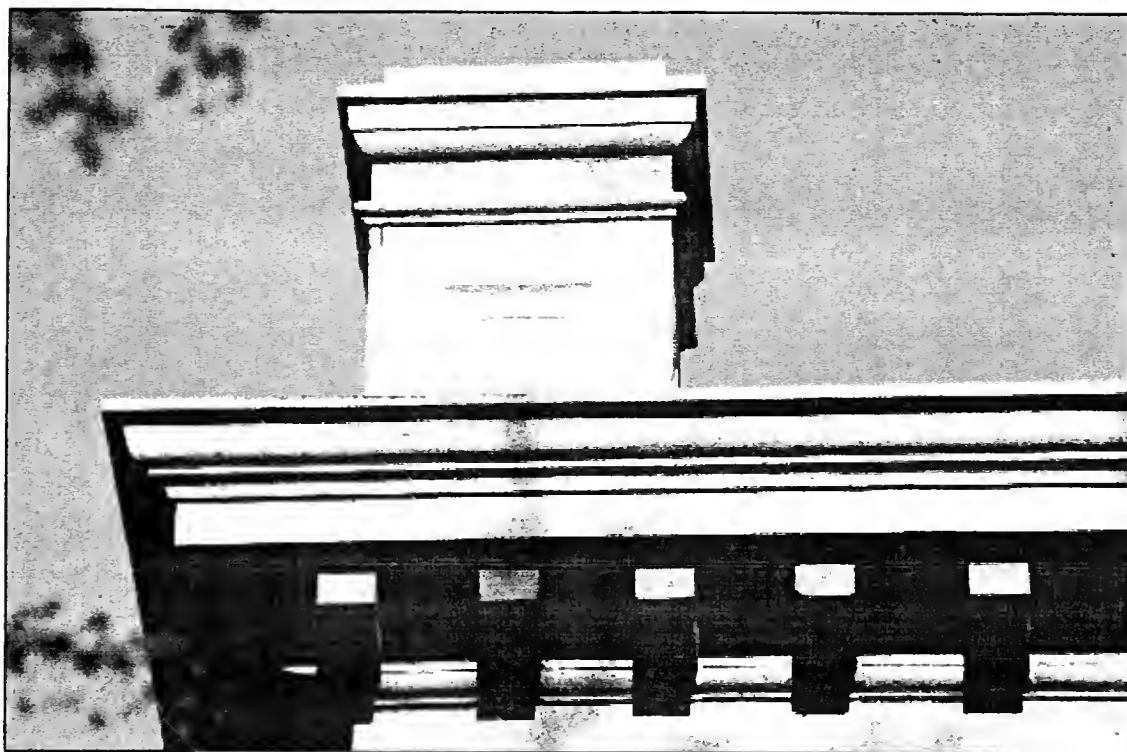


Figure 100 *East façade, far left, cornice detail, April 2000 photograph.*

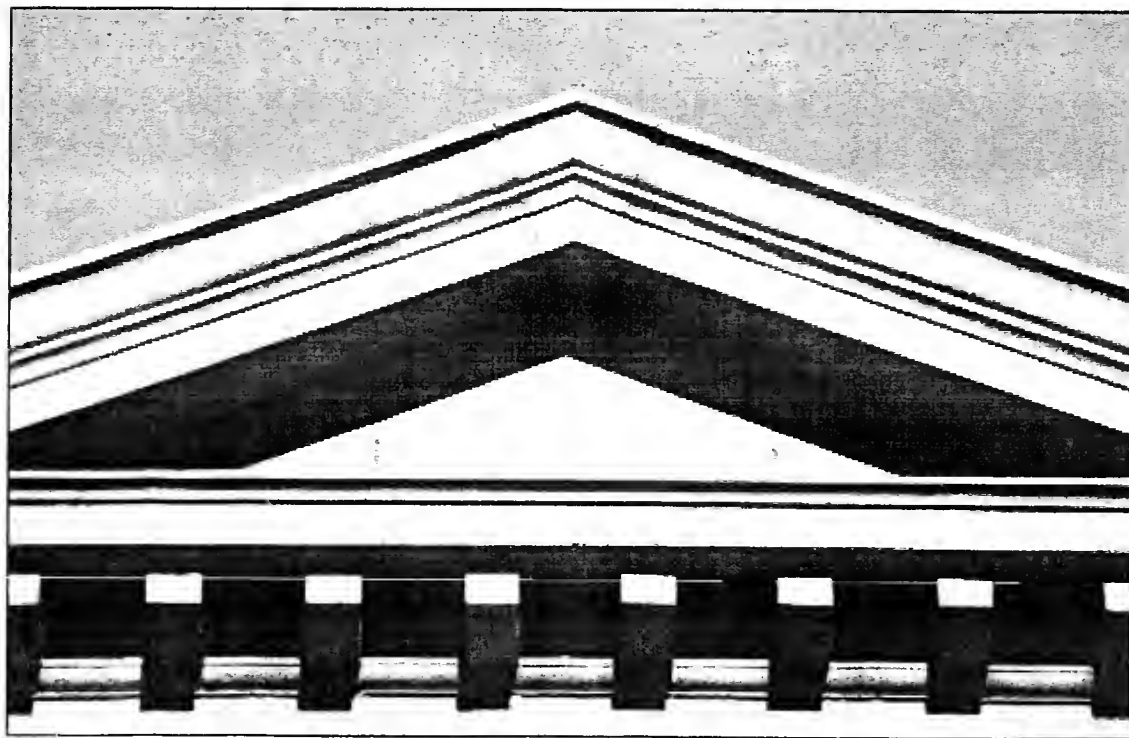


Figure 101 *East façade, far left, pediment detail, April 2000 photograph.*

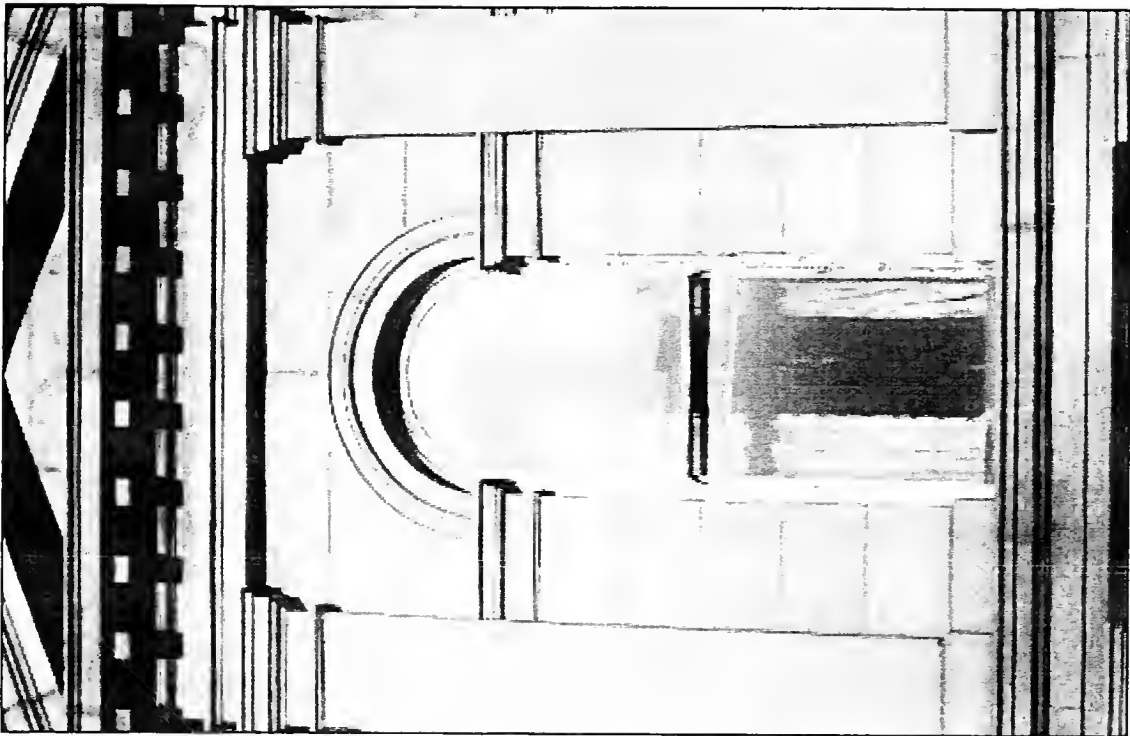


Figure 102 *East façade, far left, window detail, April 2000 photograph.*

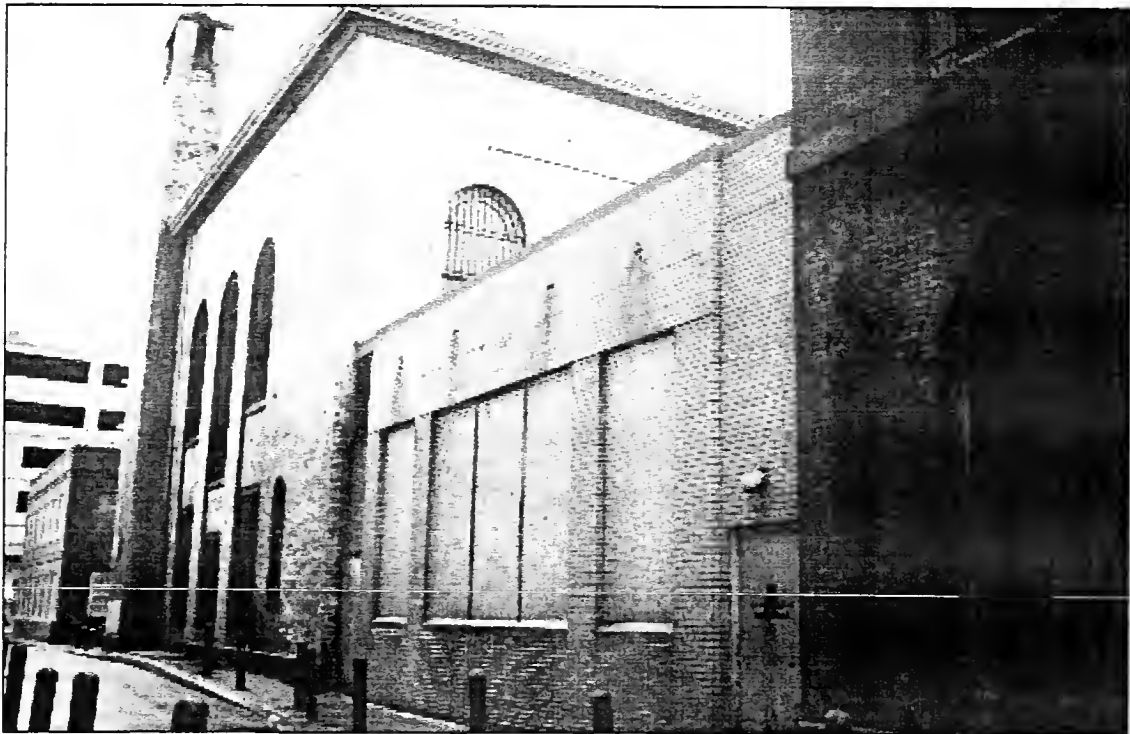


Figure 103 *South façade and 1940s addition, April 2000 photograph.*



Figure 104 *Courtyard, Northwest corner, April 2000 photograph.*



Figure 105 *East wing, second floor interior, November 2000 photograph.*

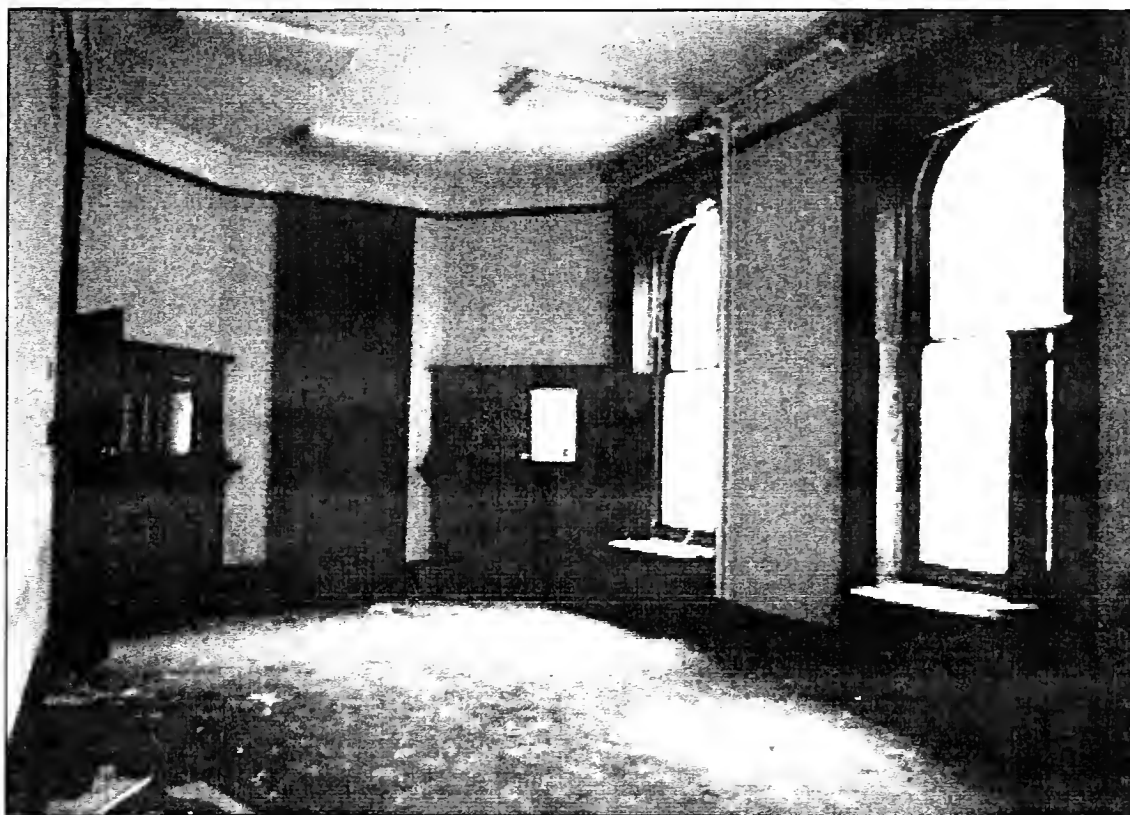


Figure 106 *East wing, first floor interior, November 2000 photograph.*

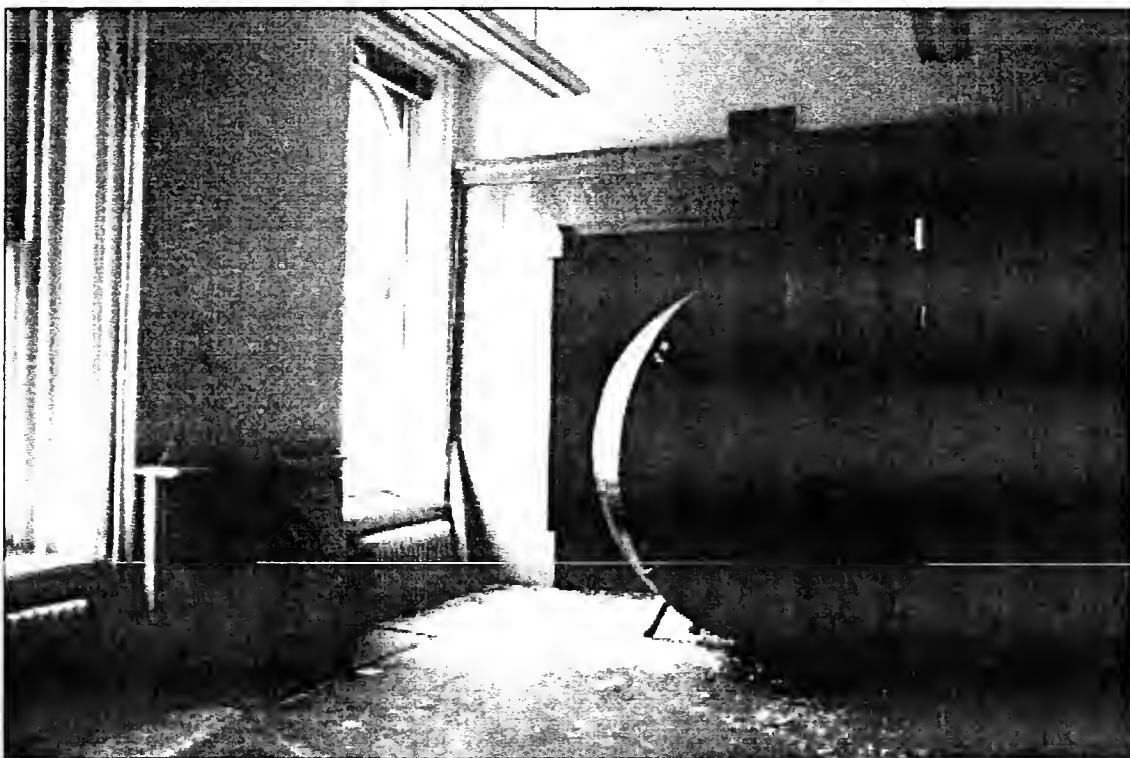


Figure 107 *East wing, original vault on first floor, November 2000 photograph.*



Figure 108 *North view on East mezzanine, November 2000 photograph.*

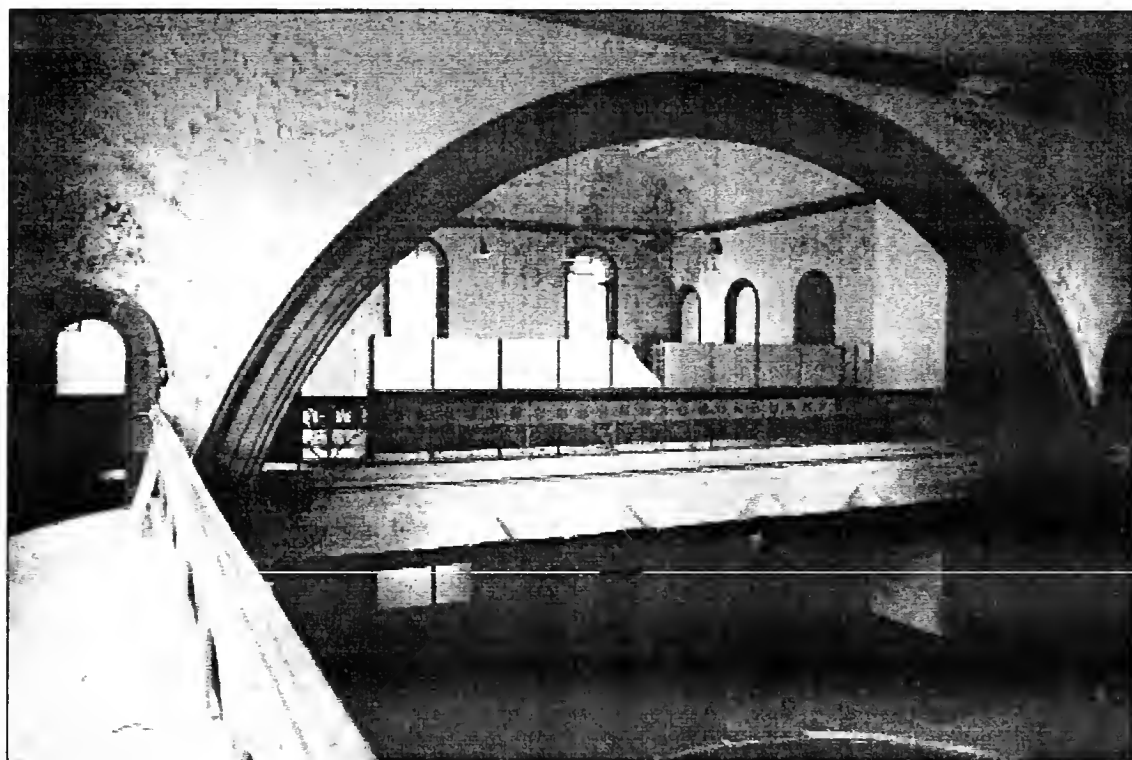


Figure 109 *Southeast view to East mezzanine from North mezzanine, November 2000 photograph.*

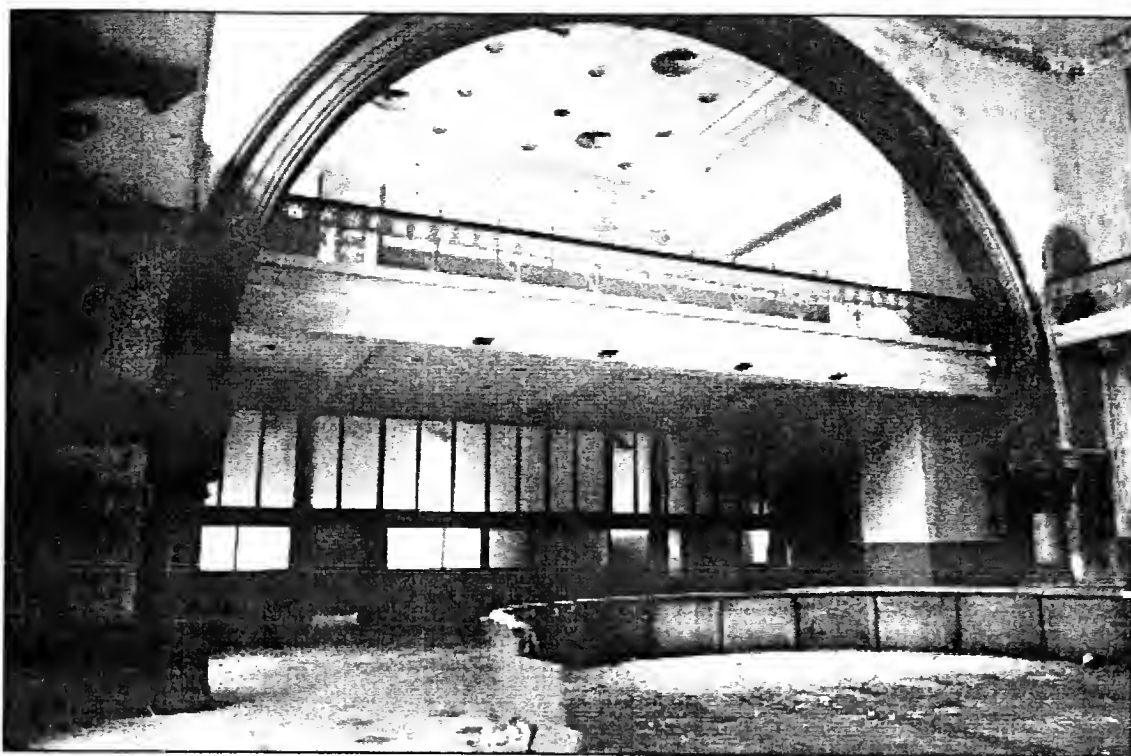


Figure 110. East view to East mezzanine, November 2000 photograph.



Figure 111. East view from Northwest corner of mezzanine, November 2000 photograph.

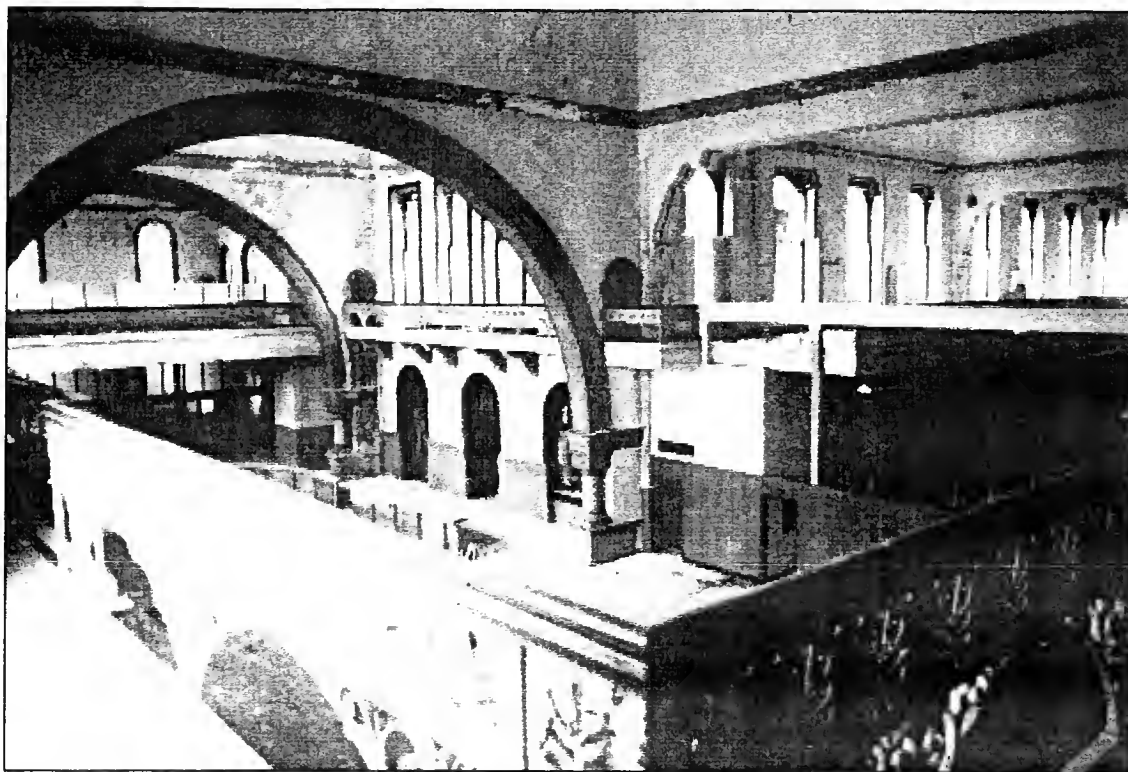


Figure 112. *View to center from Northwest corner of mezzanine, November 2000 photograph.*

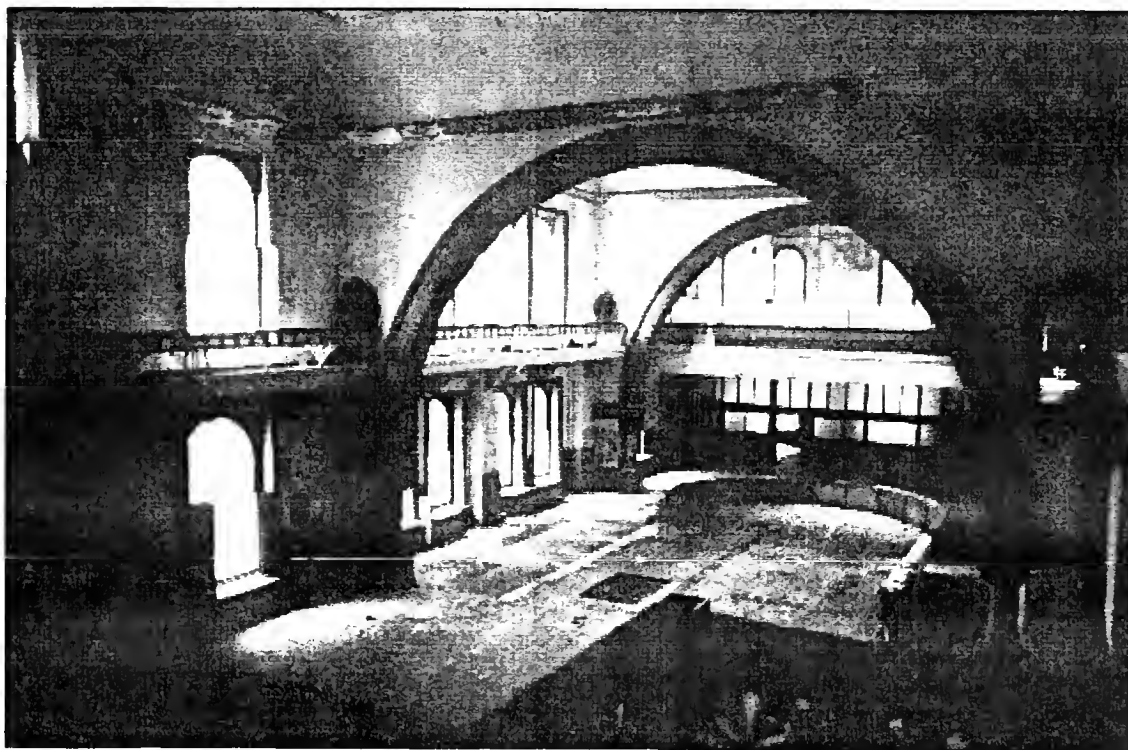


Figure 113. *View East from West mezzanine, November 2000 photograph.*

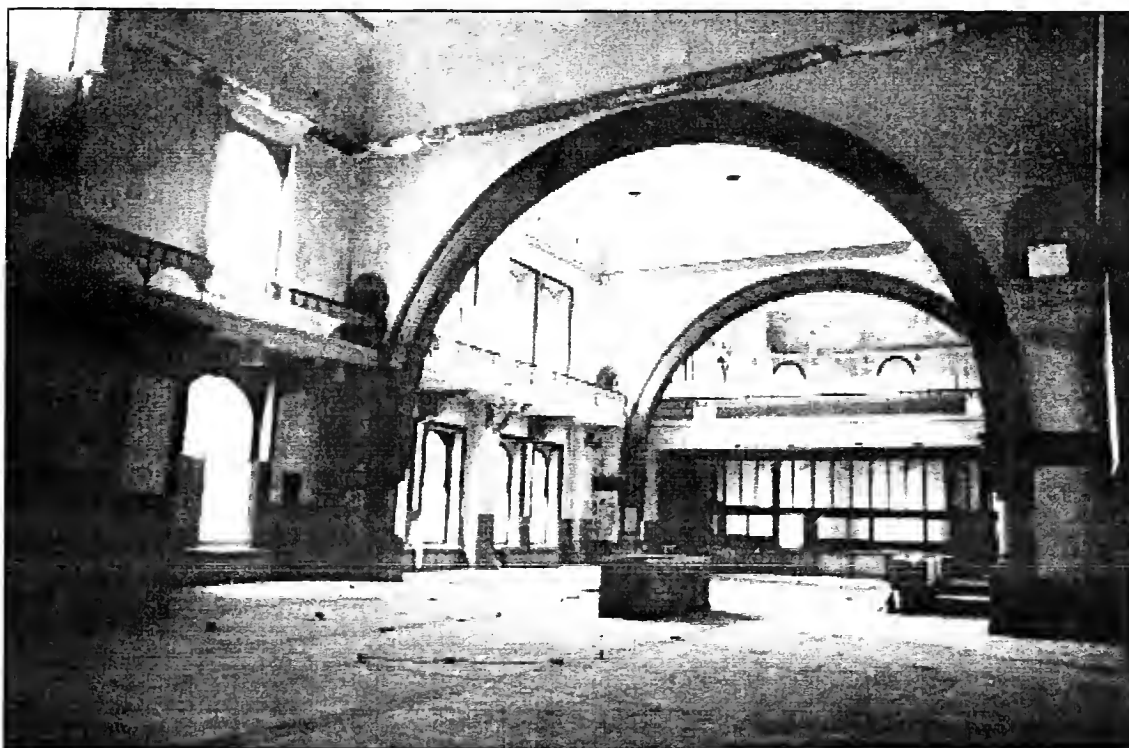


Figure 114. View East from West wall, November 2000 photograph.

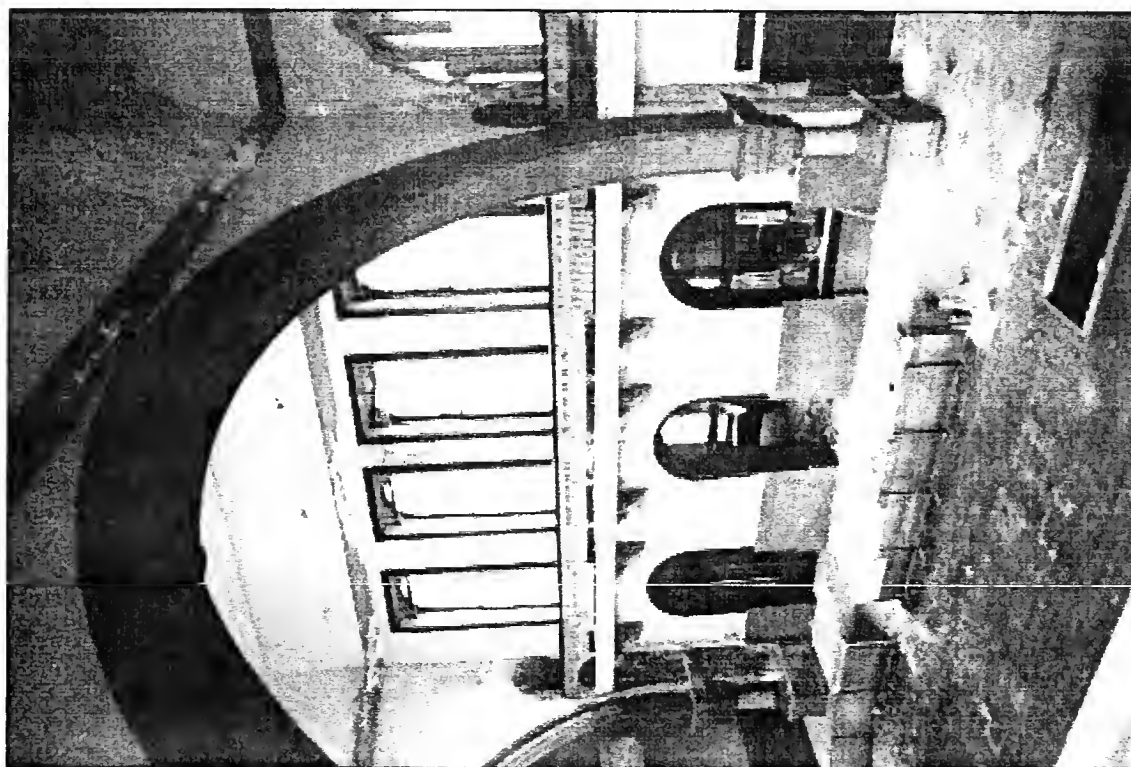


Figure 115. View South to courtyard wall from North mezzanine, November 2000 photograph.

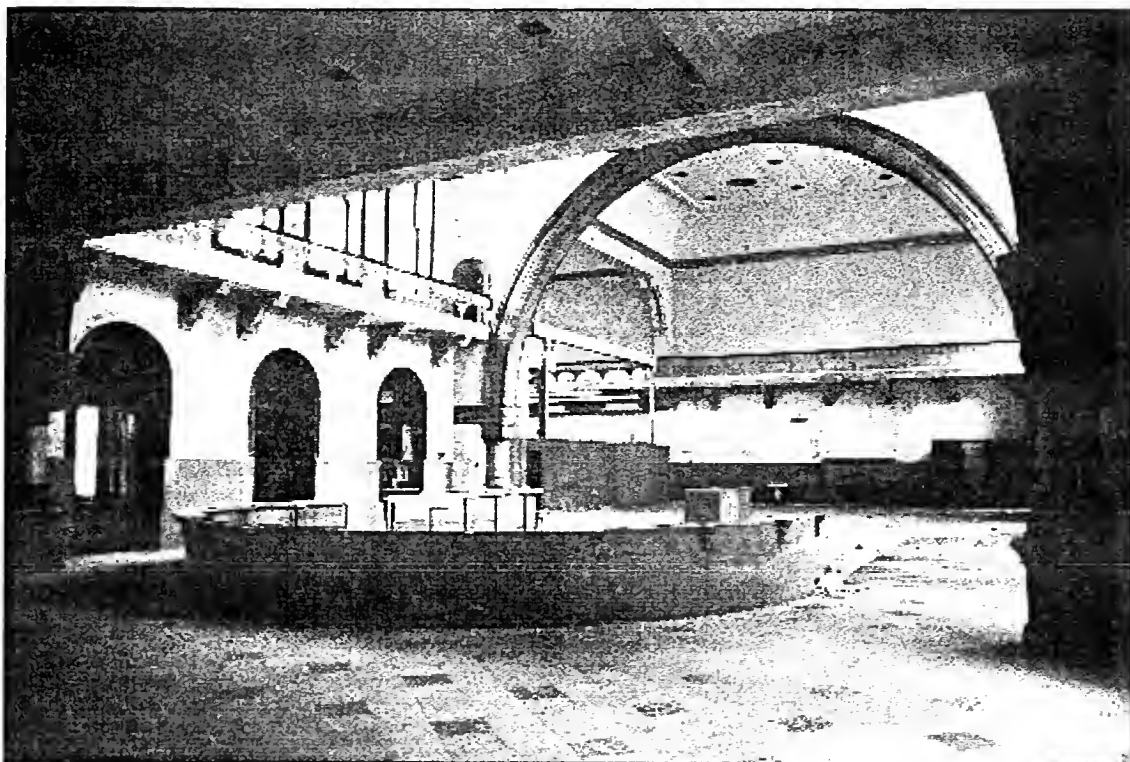


Figure 116. View from main entry, November 2000 photograph.



Figure 117. View West from East banking room, November 2000 photograph.

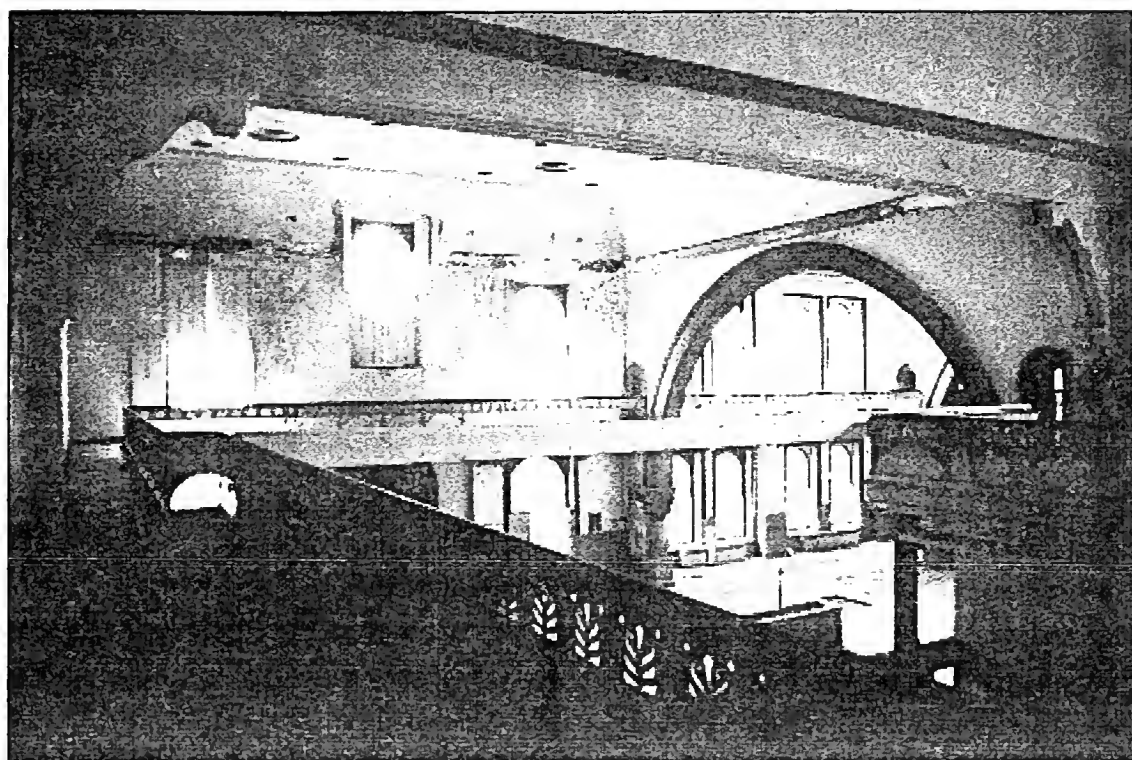


Figure 118. *View Northeast from West mezzanine, November 2000 photograph.*

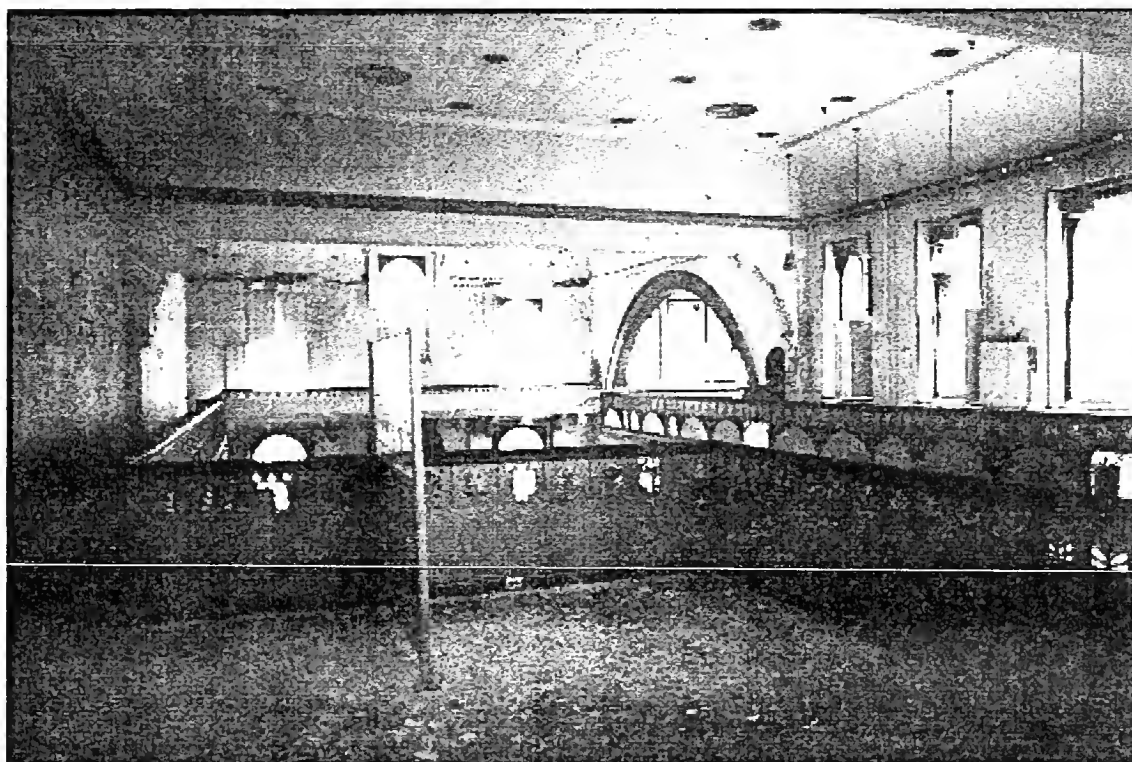


Figure 119. *View North from Southwest mezzanine, November 2000 photograph.*

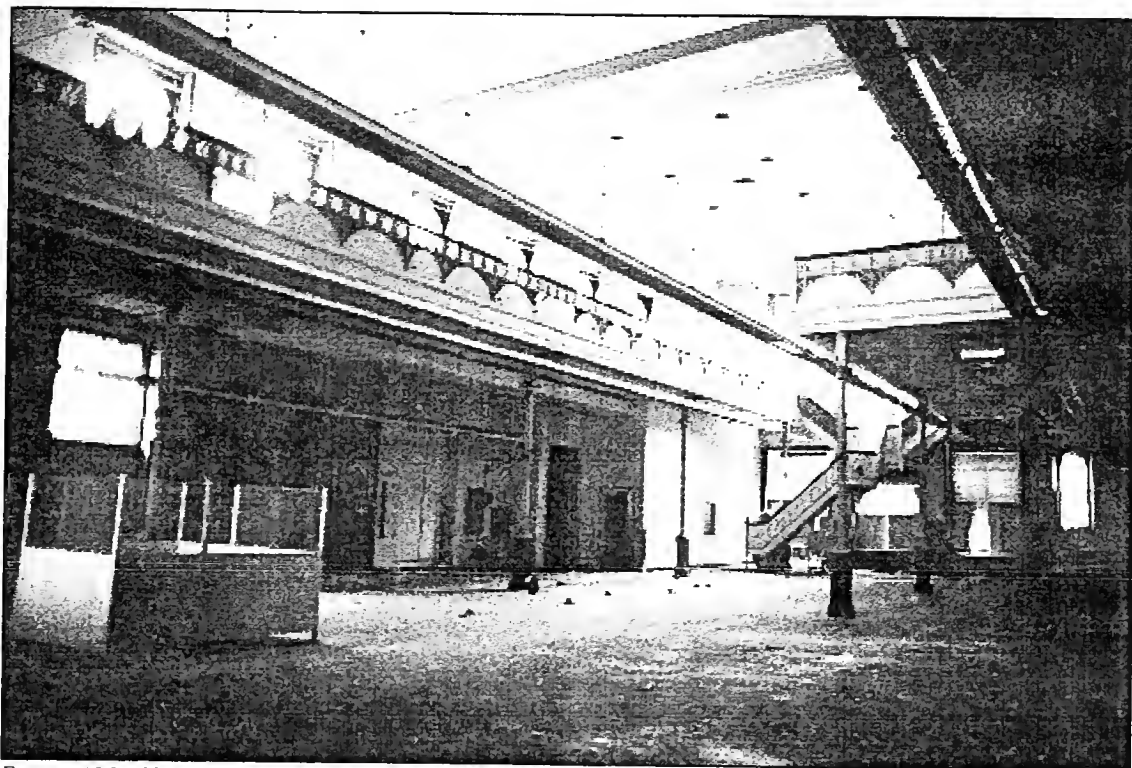


Figure 120. View Southeast from West wall, November 2000 photograph.

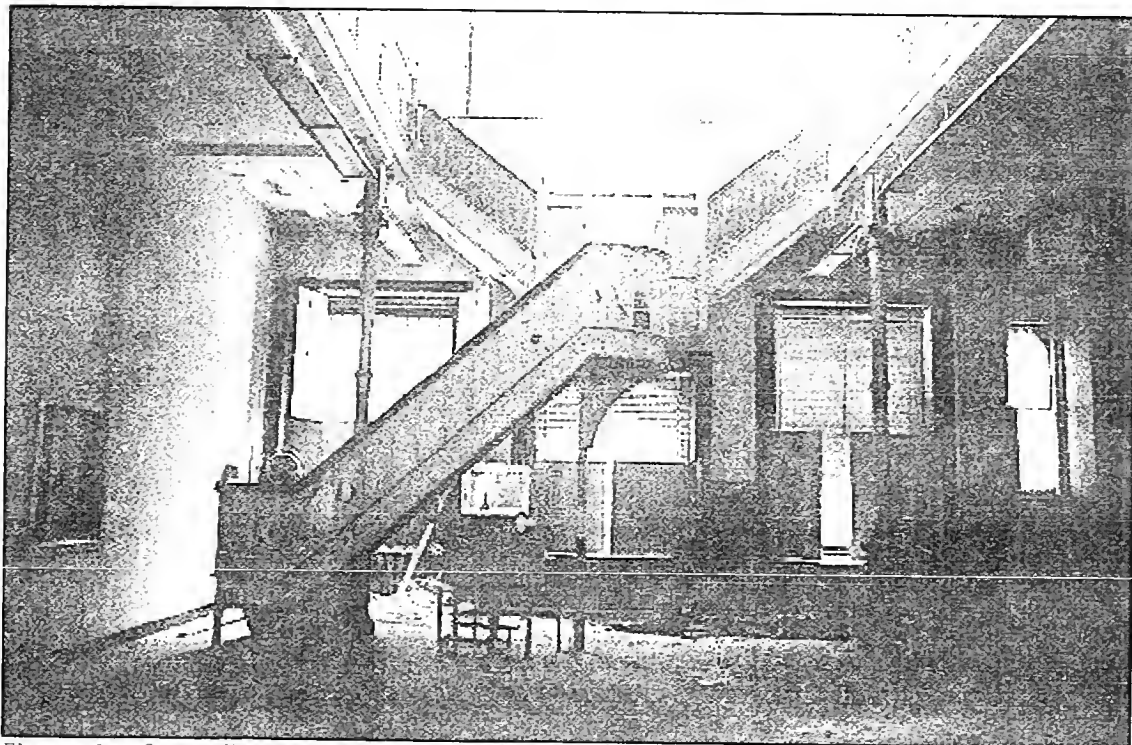


Figure 121. Stairwell on South wall, November 2000 photograph.

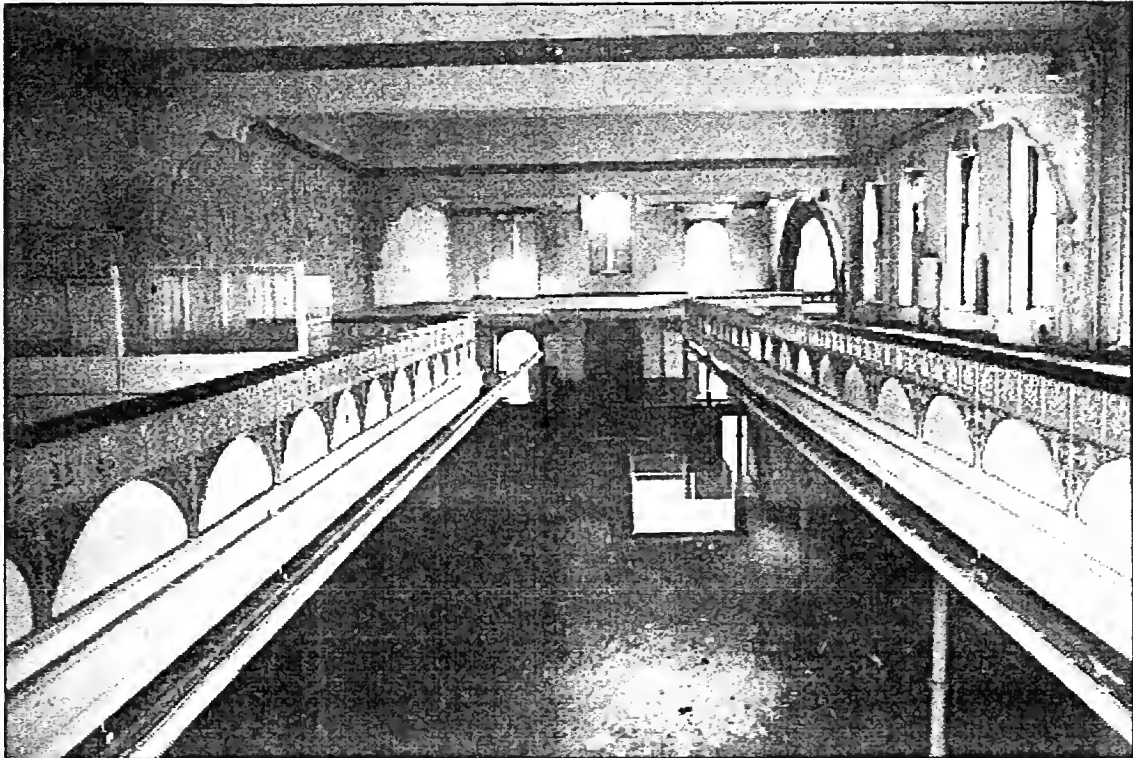


Figure 122. View North from South mezzanine, November 2000 photograph.

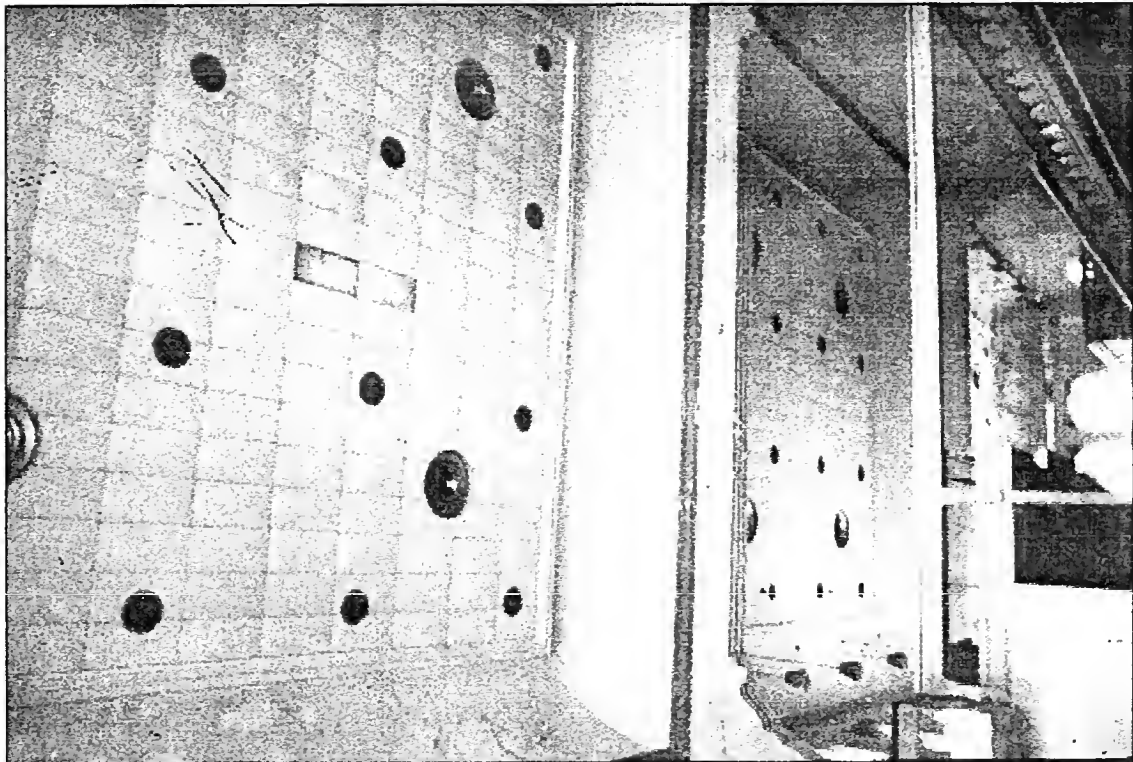


Figure 123. Acoustic ceiling tiles in West wing, November 2000 photograph.



Figure 124. Arch ceiling construction in East wing, November 2000 photograph.

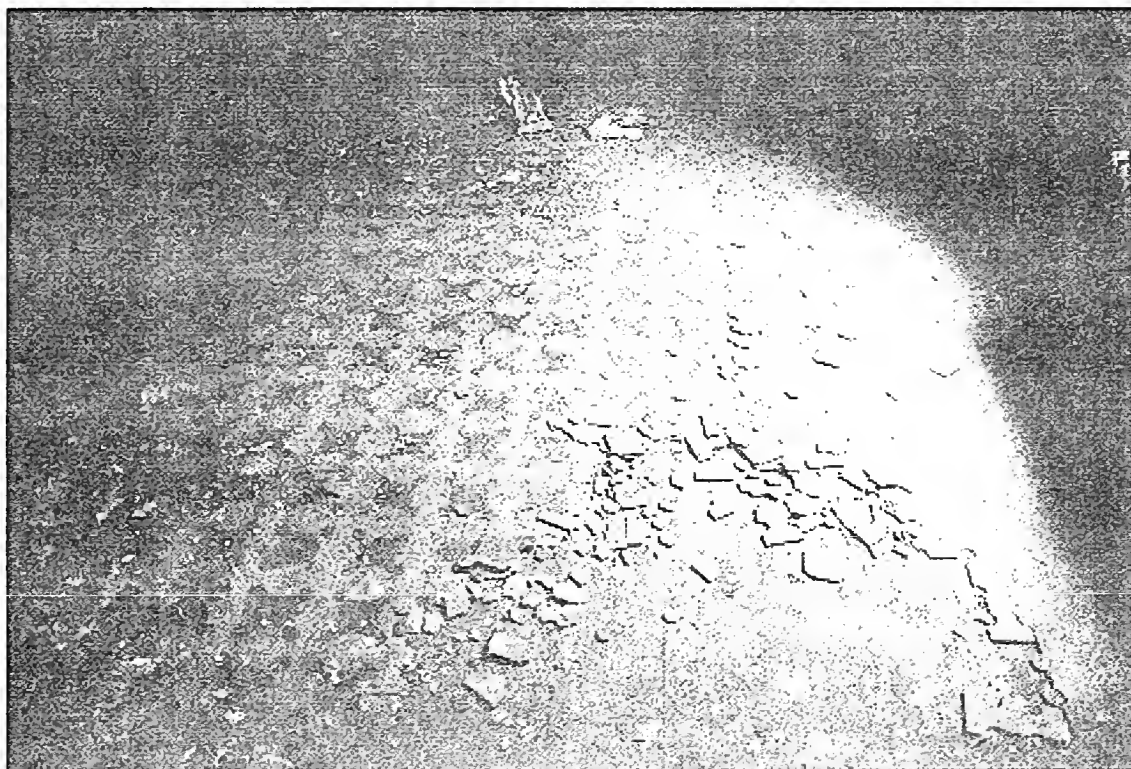


Figure 125. Floor tile system designed by Frank Furness in East wing, November 2000 photograph.

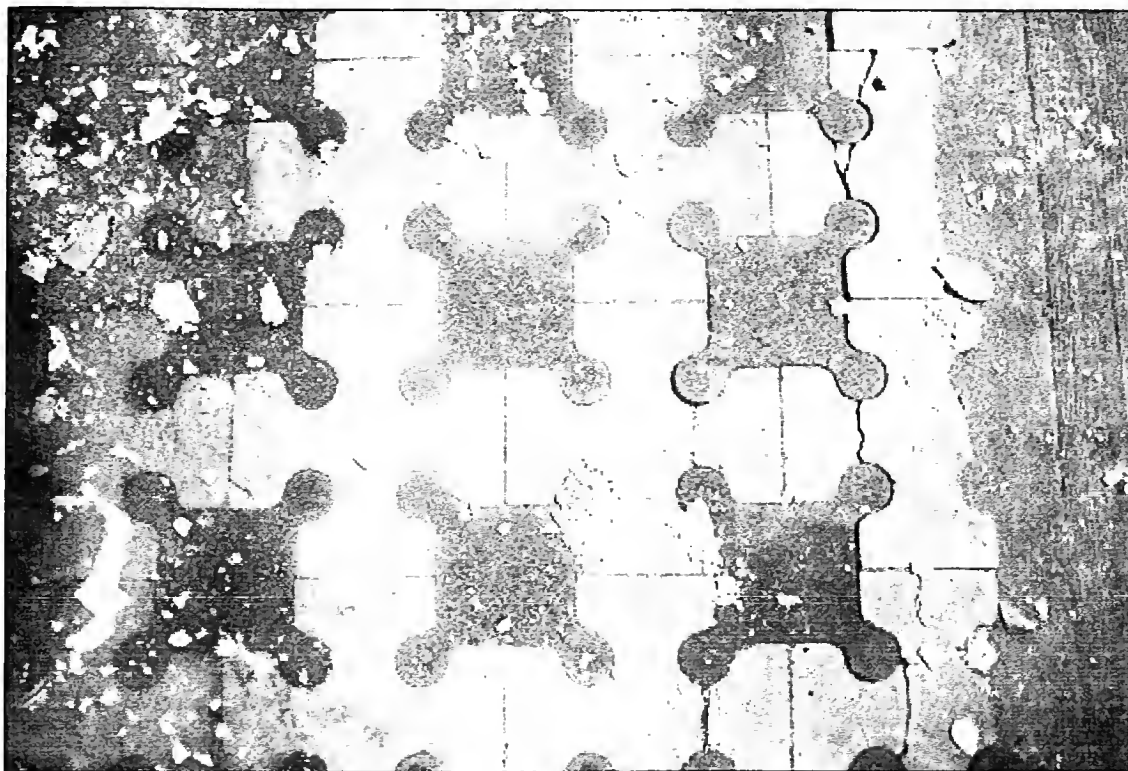


Figure 126. Floor tile system detail, November 2000 photograph.

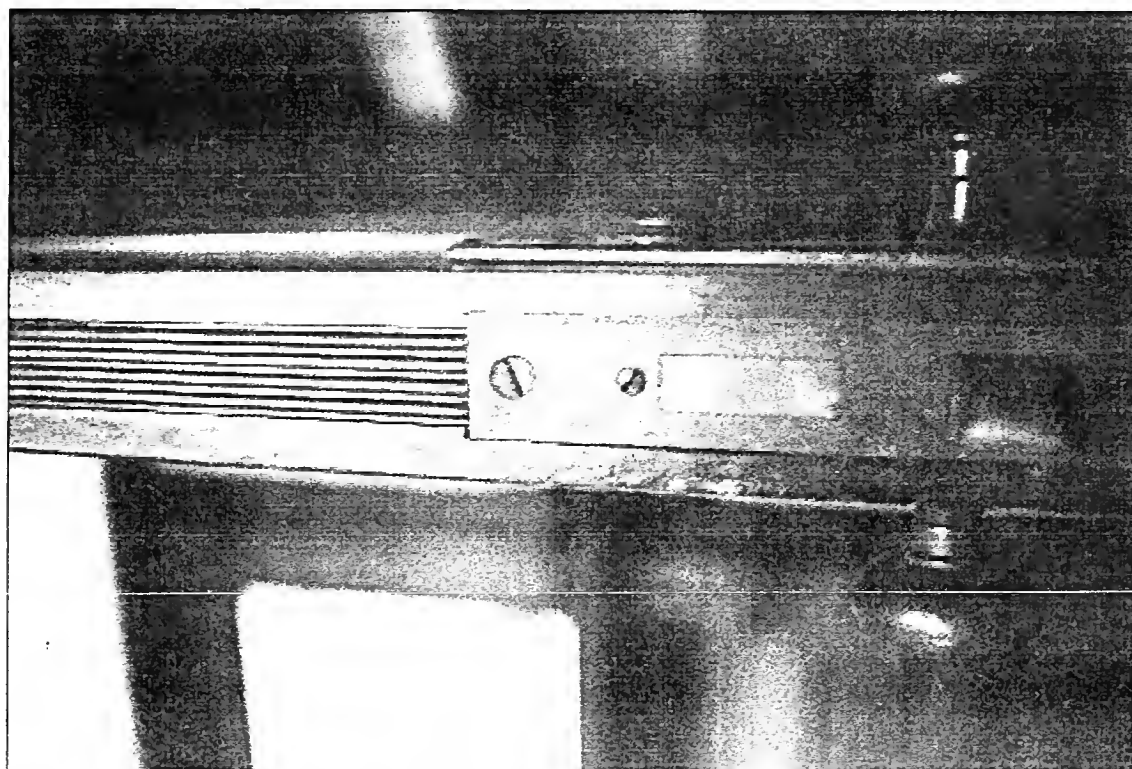


Figure 127. Door detail in East wing, November 2000 photograph.

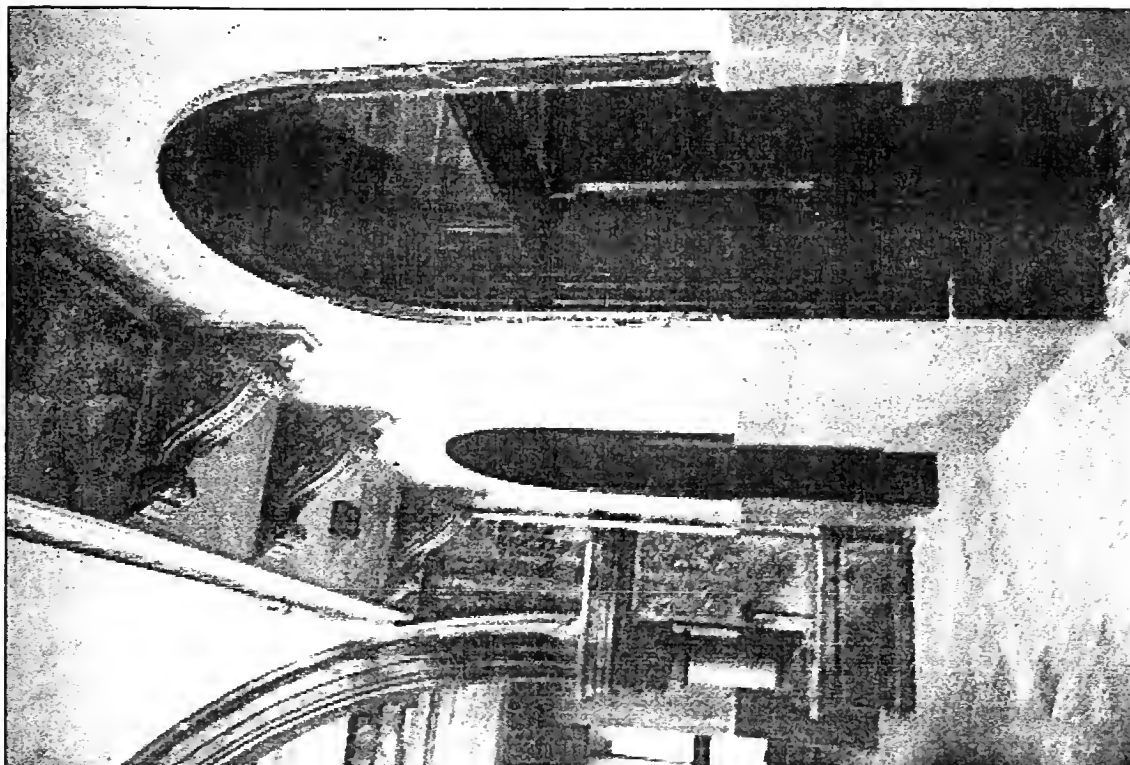


Figure 128. Bracket and column detail on South wall in main banking room, November 2000 photograph.

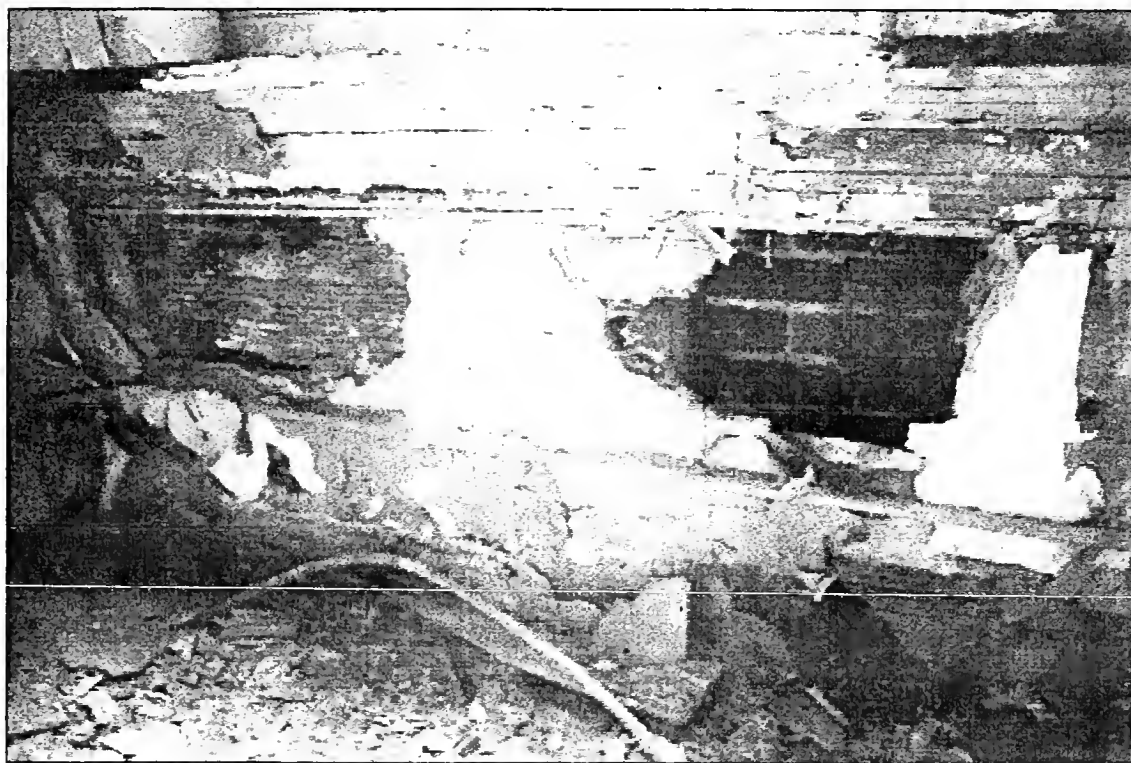


Figure 129. Wall construction detail in East wing, November 2000 photograph.

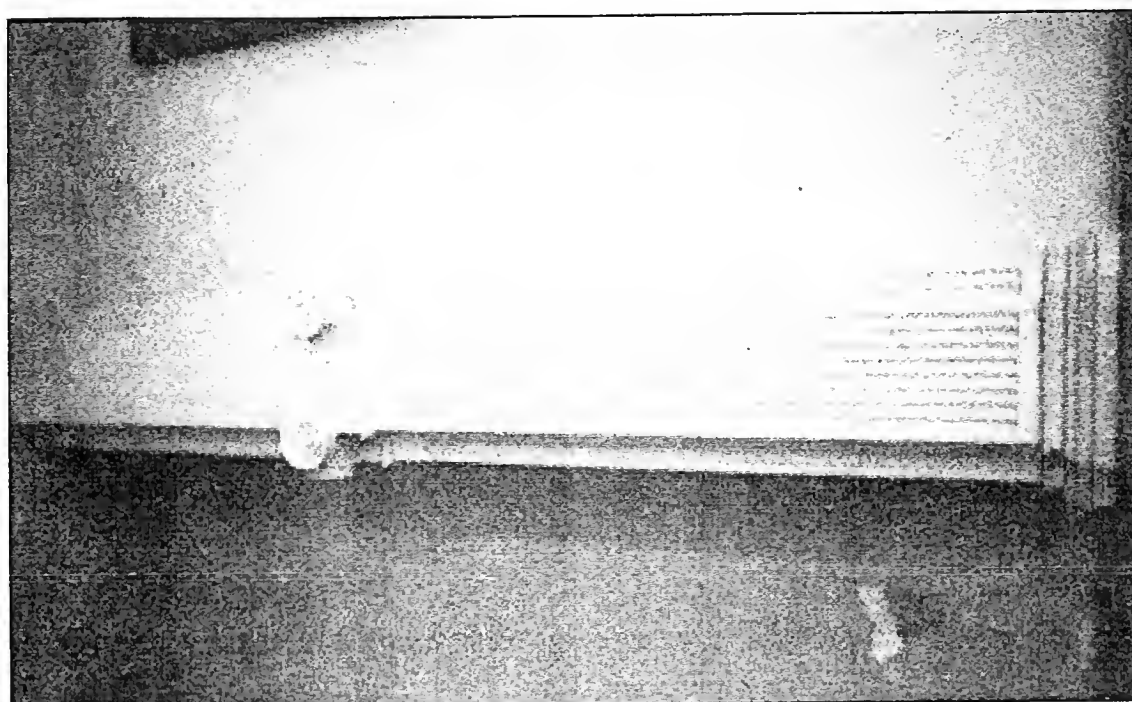


Figure 130. Pilaster in East wing, November 2000 photograph.

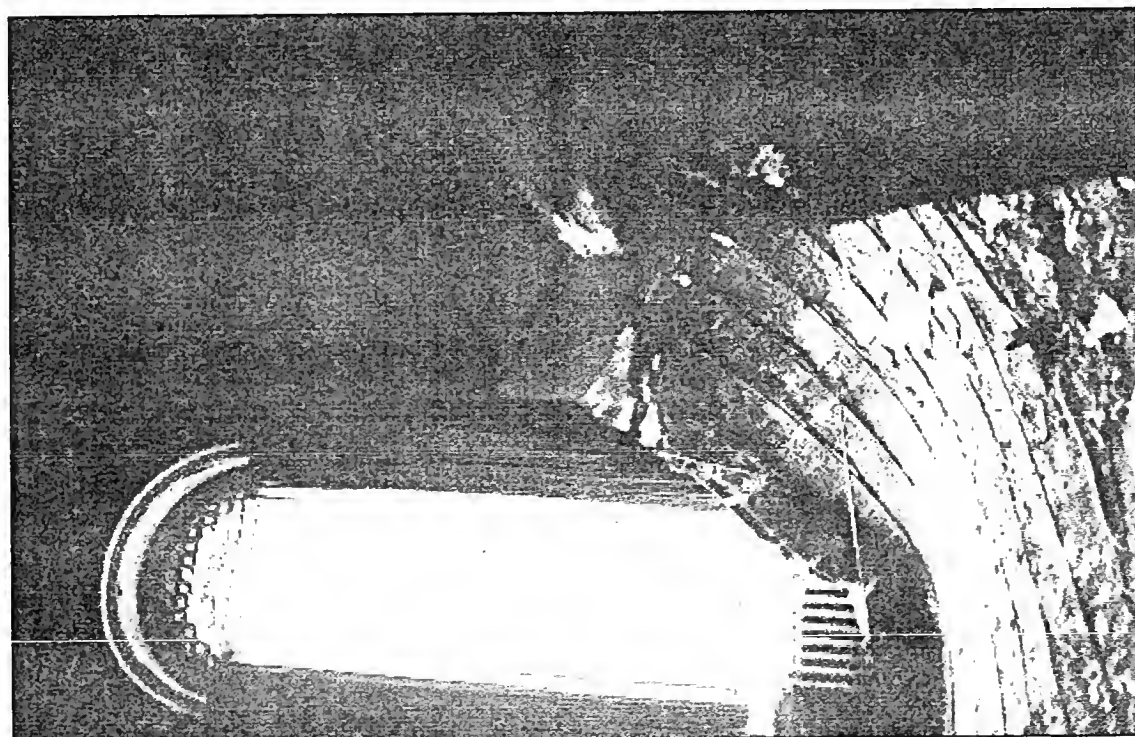


Figure 131. Ceiling collapse in East wing, November 2000 photograph.



Figure 132. Moisture infiltration deterioration in East wing, November 2000 photograph.

APPENDIX VI: ARCHITECTURAL BASE DRAWINGS

Drawings of current building condition.

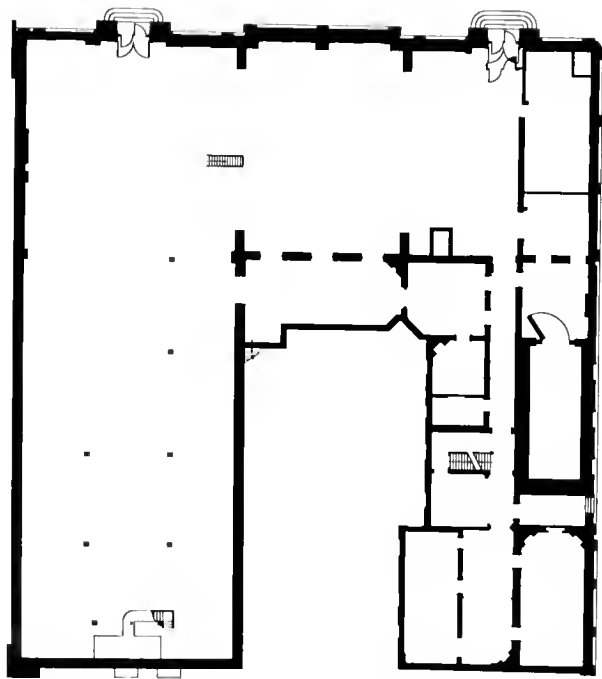
Figure 133 Base Drawings: Construction Chronology.

Figure 134 Base Drawings: East Elevation.

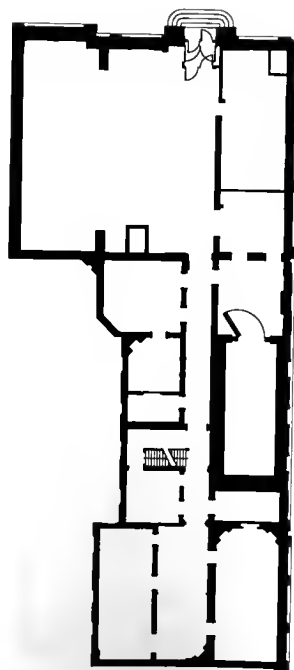
Figure 135 Base Drawings: North Elevation.

Figure 136 Base Drawings: Plans: Levels One and Two.

Figure 137 Base Drawings: Plans: Basement and Roof Levels.



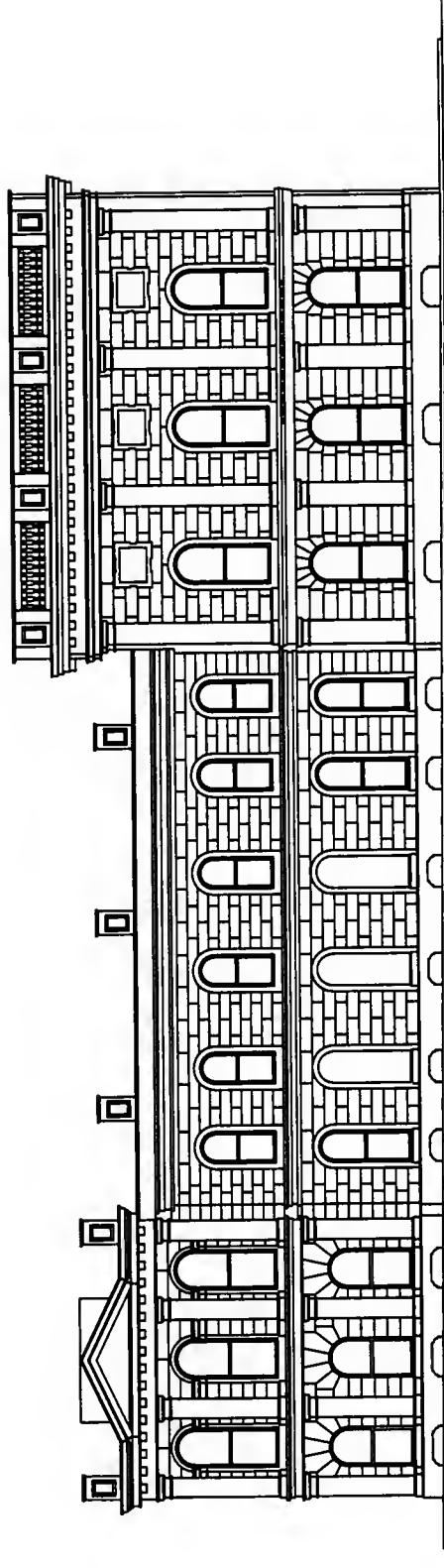
1897-1900



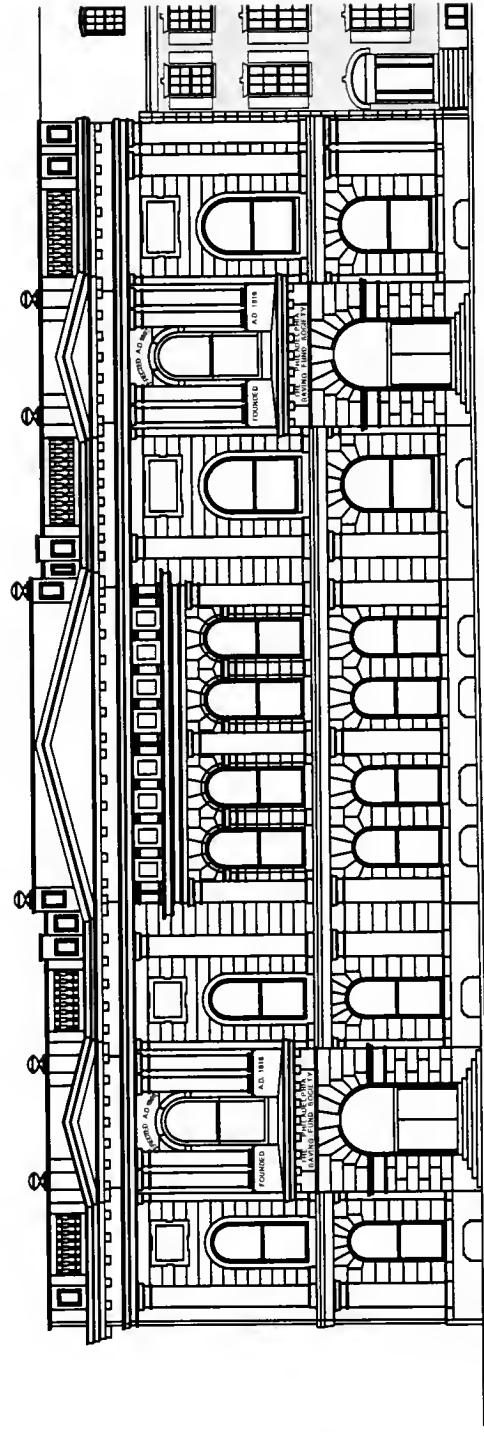
1884-1887



1868-1869

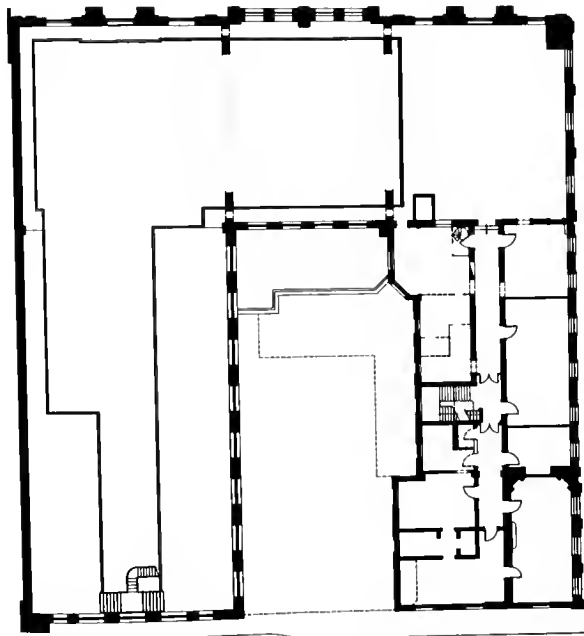


EAST ELEVATION



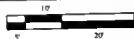
NORTH ELEVATION

← WALNUT STREET



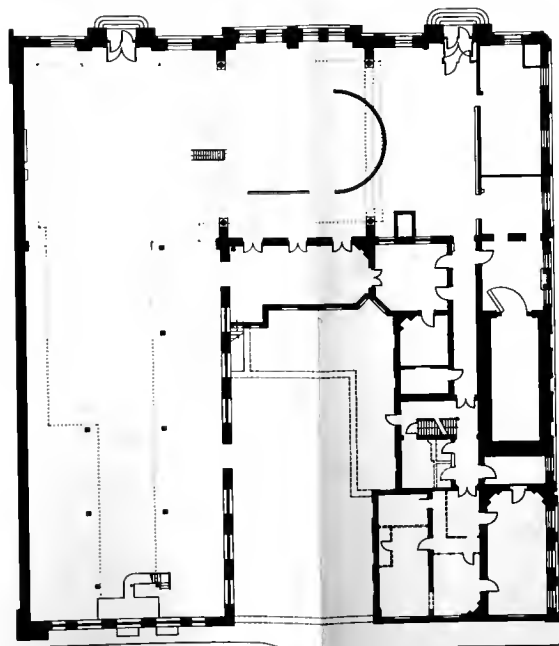
↑ WEST WASHINGTON SQUARE

ST JAMES STREET



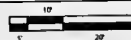
SECOND FLOOR

← WALNUT STREET



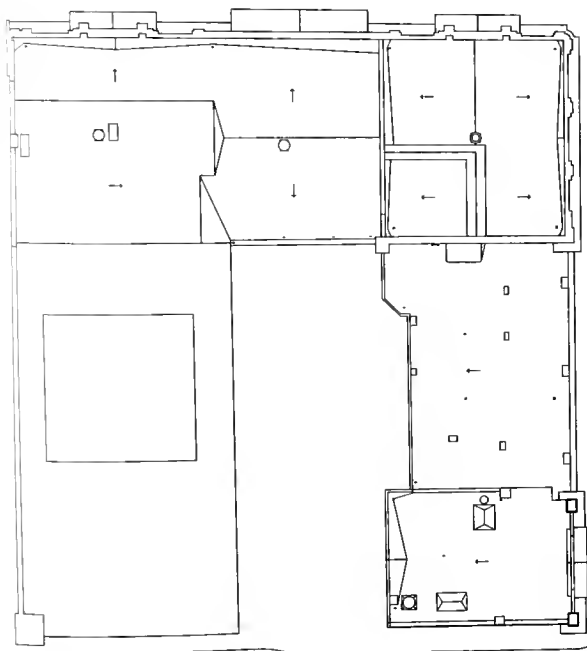
↑ WEST WASHINGTON SQUARE

ST JAMES STREET



FIRST FLOOR

← WALNUT STREET



ST. JAMES STREET

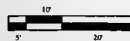
ROOF

← WALNUT STREET



ST. JAMES STREET

BASEMENT



WEST WASHINGTON SQUARE

WEST WASHINGTON SQUARE

As noted in the construction chronology, Quincy granite was specified for all façade stone treatment in the various construction phases of the PSFS building. Samples were taken at the three noted locations on the building façade in order to characterize the granite used in the various stages.

Granite origin and sources

Although some “granites” sold commercially are actually other igneous rocks such as syenite (lacking quartz) or metamorphic rocks such as gneiss, Quincy granite is a true granite.

Granite is very hard and durable and is therefore ideal for building uses. In the late 19th century, approximately 43% of the granite produced in the United States was for building purposes. Other uses included street work, monuments and decorative pieces, and for bridges, dams, and railways. Most of the granite quarried in the US at the time was from Massachusetts, which produced 25% of the national total at its peak, and Maine. New England dominated production primarily due to ease of transportation to the many large cities along the east coast.¹

Granite and other igneous rocks in the eastern United States are primarily found on the eastern border of the Appalachian Mountains. Some of the earliest granite quarrying occurred in Connecticut in 1648.² Southeast of Boston near the semicircle fronting Boston Bay lies a granitic upland where the Boston Basin meets the Blue Hills. This is the source of Quincy granite, which hails from the “Granite City” of America. This Blue Hills batholith is approximately nine miles long in an east-to west elliptical shape, with a Mississippian geological age.³

The first quarry in the area was the Bunker Hill Quarry which opened in Quincy, Massachusetts in 1825 to supply a large contract for the Bunker Hill Monument. Quincy was the primary source of granite in the US during the 19th century with over seventy

¹ Ralph S. Tarr, *Economic Geology of the United States*, (New York: Macmillan, 1894), page 367.

² Harley J. McKee, *Introduction to Early American Masonry: Stone, Brick, Mortar and Plaster*, (Washington, DC: National Trust for Historic Preservation, 1973), pages 13-14.

³ J. Nelson Clifford, “Granite Industry of Quincy, Massachusetts,” *Economic Geography* Volume XV (April, 1939) pages 146-152.

flourishing quarries. Quincy granite was “the standard of excellence for building stone and was marketed in all parts of the country.” The Quincy quarries “pioneered the quarrying of stone” and developed most of the tools and production methods that modernized the industry.⁴

In the late 19th century, the use of Quincy granite as a building stone slowed (new buildings in the region were being constructed with less costly sandstone or brick), and its use in cemetery memorials rose. Business slowed again into the 20th century as a few avoidable quality issues arose. Some producers allowed product with the characteristic occasional “pegmatite ‘pipes’ and mineral segregations” to leave the quarry. And others may have participated in the practice of “doping:” a mixture of lampblack with oil rubbed into the monument surface so as to appear to be the darker, heavier, more expensive Quincy granite. The appearance of this treated granite in cemetery memorials was unacceptable after a period of weathering and many cemeteries restricted use of Quincy stones.⁵

Granite properties and characterization

Granite is a siliceous stone (as is sandstone) rather than a calcareous stone, such as limestone or marble. As such, it responds differently to environmental decay mechanisms and applied treatments. (see figure 1) Grain size and texture are a result of formation processes. Granite is an igneous rock and is categorized as Plutonic or intrusive. Intrusive igneous rock forms from magma which cools slowly within the earth’s crust. This slow cooling results in large crystals forming coarse grains, a “phaneritic” texture visible to the eye,⁶ with irregular planes of weakness. Weak bonds between minerals can occur during formation. (Volcanic or extrusive igneous rock forms as magma cools above the earth’s surface – quick cooling results in fine grains and smaller crystals.)

Granite has good weathering properties and resists decay. It is quite dense, with a bulk density (specific gravity) of 2.5-2.8 gm/cm³, and is relatively chemically inert. It also has low water absorption properties and is relatively non-porous (near 1%

⁴ *ibid.*

⁵ *ibid.*

⁶ E. M. Winkler, *Stone in Architecture: Properties, Durability* third edition, (Berlin: Springer-Verlag, 1997), page 3.

porosity);⁷ this low porosity indicates a low likelihood of salt crystallization. Granites fall in the Mohs hardness range of 6-7 (controlled by the quartzes and feldspars) and have a compressive strength of $14\text{-}45 \times 10^3 \text{psi}$.⁸

The mineral content of granite affects its properties. While granite consists primarily of four different minerals (quartz, feldspars, mica, and amphibole, with accessory constituents that may include pyroxene, apatite, zircon, and ore minerals⁹) in a coarse crystalline structure, the weakest mineral can drive the performance of the stone. Mineral quartz (hardness of 7) can compose up to 25% of granite; feldspar (orthoclase [potassium], plagioclase: hardness of 6), up to 50%; mica (muscovite or biotite: hardness of 2.5); and amphibole (hornblende: hardness of 5-6). Quartz is the binding mineral of granite.¹⁰ Of these minerals, mica is lowest on the Moh's hardness scale and can be the weak link in this stone. (see figure 3) These minerals have different coefficients of thermal expansion. The result of these coefficient differences can be possible micro-cracking at the mineral boundaries. The stone is potentially susceptible to salt crystallization damage from heating/cooling (movement) and wetting/drying (no movement) cycles. This is unlikely in buildings, and more probable in monument structures.¹¹

Granite's chemical/elemental content make it one of the most acidic rocks.¹² (see figure 1) Silica (a component of quartz, feldspars, and mica) can compose up to 65% of granite. Quartz contains silicon and oxygen; orthoclase feldspar (the more common of the feldspars) contains potassium, aluminum, silicon, and oxygen; plagioclase feldspar contains aluminum, silicon, oxygen, and sodium or calcium. Mica (muscovite or biotite) can contain potassium, aluminum, silicon, oxygen, and hydrogen; while amphibole can contain hydrous calcium, sodium, magnesium, iron, and aluminum silicates.¹³ Chemical disintegration may occur as kaolinization, in which the aluminum silicate minerals can become kaolinite clays in interaction with water in damp environments (particularly

⁷ John Ashurst and Francis G. Dimes, *Conservation of Building and Decorative Stone, Volume 1* (London: Butterworth-Heinemann, 1998) page 155.

⁸ E. M. Winkler, *Stone in Architecture: Properties, Durability* third edition, (Berlin: Springer-Verlag, 1997), page 290.

⁹ E. Raguin, *Geology of Granite*, (London: John Wiley & Sons, 1965), page 19.

¹⁰ *ibid.*, page 33.

¹¹ *ibid.*, page 164.

¹² Chris Pellant, *Rocks and Minerals* (London: Dorling Kindersley Limited, 1992) pages 180-181.

¹³ Kathryn Marit Sather, *Granite Deterioration in the Graveyard of Saint James the Less, Philadelphia*, (Philadelphia: University of Pennsylvania, Masters Thesis, 1990) page 6-7.

weakly acidic water, such as in carbonic acid formation).¹⁴ Microorganisms can also reduce feldspar and aluminum silicates to kaolin.¹⁵

Heating and cooling can initiate some boundary separation between crystals in granite.¹⁶ This can cause porosity to increase and cohesive strength to decrease, with a greater potential for salt crystallization damage. Kaolinization may also occur. The feldspar (plagioclase) may convert to a kaolinite clay mineral resulting in greater porosity of the granite.¹⁷ An unusual concern involves a potential fire hazard: granite has on occasion cleaved when suddenly exposed to the cool water used in firefighting.¹⁸

Quarrying and finishing techniques of granite may affect weathering properties. The blasting and percussive blows of quarrying can result in minute cracks and fissures, and reduced mineral bonds. Bushhammer and chisel use can degrade surfaces resulting in small cracks. The jet flame method, "flame-finishing," uses heat in the finishing process and separates rock using differences in coefficients of thermal expansion. (see figure 2) Residual stresses can also produce physical changes. "Rock bursts" and "sheeting" can occur from release of formational stresses. The original magma may have formed between prior rock formations and may fail without the exterior pressure in place.¹⁹

Properties of granite may also influence how it is quarried. Joint planes and microscopic planes are locations of mechanical weakness where a rock is more likely to split. Granite quarries usually contain four sets of visible joint planes – one nearly horizontal, and the others nearly vertical – which can facilitate extraction from the ground. Quarrying and dressing of granites is rather inefficient and much stone is wasted.²⁰

Visually, granite can vary widely between fine- and coarse-grained varieties. Color can range from nearly white to dark green and even to blues and reds.

¹⁴ Giovanni and Ippolito Massari, *Damp Buildings, Old and New* (Rome: ICCROM, 1993) page 14.

¹⁵ Kathryn Marit Sather, *Granite Deterioration in the Graveyard of Saint James the Less, Philadelphia*, (Philadelphia: University of Pennsylvania, Masters Thesis, 1990) page 22.

¹⁶ John Ashurst and Francis G. Dimes, *Conservation of Building and Decorative Stone, Volume 1* (London: Butterworth-Heinemann, 1998) page 155.

¹⁷ Kathryn Marit Sather, *Granite Deterioration in the Graveyard of Saint James the Less, Philadelphia*, (Philadelphia: University of Pennsylvania, Masters Thesis, 1990) page 17.

¹⁸ J. Nelson Clifford, "Granite Industry of Quincy, Massachusetts," *Economic Geography* Volume XV (April, 1939) pages 146-152.

¹⁹ Kathryn Marit Sather, *Granite Deterioration in the Graveyard of Saint James the Less, Philadelphia*, (Philadelphia: University of Pennsylvania, Masters Thesis, 1990) page 17.

²⁰ Ralph S. Tarr, *Economic Geology of the United States*, (New York: Macmillan, 1894), pages 363-368.

Proportions of the minerals can effect color and feldspars can often contain the coloring element.²¹ Uniformity of color and texture are of primary importance for granite use as a building stone. It is possible for granite to discolor. Changes can occur in the weak minerals (biotite, hornblende, and magnetite if included) under weathering and then cause decay into other mineral such as iron oxides. This red stain or “sap” can start at joint planes and move as far as a couple inches into the stone.²²

Various analytical techniques are used to determine the mineral, chemical, and textural characterizations of granite. Characterization of the stone can help to indicate the constituent materials, the quality of materials, and the probable effectiveness of materials.

Analytical techniques

Analytical methods for stone require samples of approximately 5mm (for mineral samples, as opposed to approximately 0.5mm for paint samples)²³. Optical microscopic analysis utilizes thin section samples on slides for petrographic analysis. The sample is impregnated in resin, mounted, and ground to approximately 0.025mm thick. Polarized light microscopy (PLM) can be used for identification of constituent minerals and distribution of pore space. (see figure 4) This analysis focuses on visual and microscopic methods to characterize the samples of Quincy granite.

Further techniques may be utilized for more extensive analysis. Scanning Electron Microscopy (SEM) can be used to determine morphology (internal structure and texture) and for elemental analysis. Chemical/elemental content analysis compares elemental peaks of the sample to pattern standards available. EDS (Energy Dispersive System) and WDS (Wavelength Dispersive System) can be used in conjunction with SEM to assist in determination of provenance of the stone. (see figure 5) X-ray diffraction analysis (XRD) is used to determine mineral composition and their relative quantities. Crystalline components and their phases can be identified by matching characteristic peak pattern readings to standardized indexes. X-ray Fluorescence Spectroscopy (XRF) and EDX (Energy Dispersive X-ray analysis) can be used for

²¹ Ralph S. Tarr, *Economic Geology of the United States*, (New York: Macmillan, 1894), pages 361.

²² *ibid*, page 363.

²³ Professor Johannes Weber, guest lecture at University of Pennsylvania, “Environmental SEM,” 10 April 2000.

elemental analysis. Energy wavelength pulses are measured and can be identified by matching peaks against standardized references.

Infra-red Spectrometry (FTIR) can also be used to determine mineral and salt content. Micro FTIR can be used for characterization of minor or trace minerals not definitively identified using XRD. It is an inexpensive and quick method to characterize and identify materials; however, microscopy should always be completed first. UV Luminescence is another quick and inexpensive stone characterization test, but it is better for testing of dolomite, marble, sandstone, and portland cement. Beyond characterization, other properties may also be tested. Water absorption can be determined by use of the RILEM tube and Microdrops tests. Water vapour transmission tests use RILEM or ASTM standards. Salt content can be determined using water extraction for quantitative soluble salt identification, along with Atomic Absorption Spectroscopy (AAS), Flame Photometry (FPM), and Ion Chromatography (IC) and ICP. Moisture content tests include gravimetric moisture content determination (direct measurement) which involves core drilling and is destructive,²⁴ this test is usually used for brick walls. Thermal analyses (TG, TA, DTA, DTC, DSC) are not used for testing granite.

Quincy Granite sample characterization

Quincy granite is gray in color with producer classification standards of: Light, Medium, Dark and Extra Dark. The shade variations are a result of differences in the mineral content, specifically of smoky quartz, black silicates, and the degree of feldspar kaolinization. Constituents include: “orthoclase [feldspar] – twinned and dark gray in color; smoky quartz – medium to dark with a blue tinge; albite and oligoclase [plagioclase feldspars]; riebeckite and aegerite [amphiboles] – blue-black and green-black.” Constituent minerals and percentages noted in Clifford’s article (as Rosiwal measurements) are summarized as: feldspars 60.02%, quartz 30.60%, and hornblende 9.37%.²⁵

²⁴ V. Apih and M. Makarovic, “Paper 15: Gravimetric Moisture Determination as an Essential Tool in the Restoration of Damp Buildings,” *Preprints of the EC Workshop on Non-Destructive Testing to Evaluate Damage Due to Environmental Effects on Historic Monumenta* (Trieste: 1996).

²⁵ J. Nelson Clifford, “Granite Industry of Quincy, Massachusetts,” *Economic Geography* Volume XV (April, 1939), pages 146-152.

Keevil confirms the main constituent minerals and percentages as: “feldspar (chiefly microperthite) 60%, quartz 30%, riebeckite with aegirite about 10%. The microperthite consists of about equal proportions of orthoclase and albite . . .”²⁶ Palache and Warren further describe Quincy granite as “a riebeckite-aegirite-bearing rock high in silica, ferrous and ferric oxides and the alkalis, but very low in lime and magnesia.”²⁷

Visual inspection of the Quincy granite reveals a uniformity of texture and a medium gray color in all construction phases of the subject building. The granite has a phaneritic (visible) texture and coarse even grains. This granite can be classified as a light-colored granite as it contains more than 65% silica. Its chemical composition indicates an acidic rock because it contains greater than 10% quartz as well as the high amount of silica. As noted in the condition assessment, stone discoloration was the most prevalent condition, and appears to be related to water infiltration from deteriorated mortar joints, particularly near the pediment. Although nearly identical granite appears to have been used in both façade additions, a very minor color change is visible between the second and third additions to the right of the central column under the center pediment of the North façade.

Three samples were taken from the North façade in locations noted on the conditions assessment images in Appendix VIII.

Microscopic inspection of the Quincy granite included 2.5x magnification of rough samples under a stereomicroscope using reflected light and 12.5x magnification of thin section samples using transmitted and polarized light. The samples appeared to be relatively consistent in their mineralogical content and appearance. The rough samples appeared to contain primarily well-formed, or euhedral, crystals while boundaries were sometimes less clear in the thin section samples. The thin sections were prepared with an impregnating epoxy with the same refractive index as the mounting medium ($n = 1.54$), which is also the refractive index of the quartz constituent.

²⁶ Norman B. Keevil, “The Distribution of Helium and Radioactivity in Rocks,” *The American Journal of Science* Volume CCXXXVI (1938), pages 406-416.

²⁷ Charles Palache and Charles H. Warren, “The Chemical Composition and Crystallization of Parisite and a New Occurrence of it in the Granite-Pegmatites at Quincy, Mass., U.S.A. With Notes, on Microcline, Riebeckite, Aegirite, Ilmenite, Octahedrite, Fluorite and Wulfenite from the same Locality,” *The American Journal of Science* Volume CLXXXI (1911), pages 533-557.

The Quincy granite samples all appear to be Hornblende Granites²⁸, with slight variation in percentages of orthoclase (K-feldspar), quartz, hornblende (amphibole), and a bit of biotite (black mica). Evidence of ferromagnesian minerals (which appear as “dense, dark-colored silicates”²⁹) were also found, and are members of the amphibole mineral group.

Under 2.5x magnification, **sample 1** contains approximately 25-30% quartz with a clear to smoky color. The dark mineral with a dense granular habit appears to be hornblende at approximately 5-10% of total content, with the balance (60-70%) a milky white feldspar. The coarse texture is apparent, with most grains approximately 2-3 mm across. The sample is even-grained with sporadic occurrences of the dark mineral. Under 12.5x magnification, in transmitted and polarized light, the quartz has a smooth appearance with minor inclusions. Hornblende, rather than biotite, is confirmed by the pleochroic transition from black to bright greens with flecks of yellow. The feldspar at first appears to be a plagioclase with inclusions and a striated texture that seems to be loose twinning, but does not look like normal lamella twinning (perhaps sample is a bit too thin at this location). But with a Becke line test at the boundary against the neighboring quartz ($n = 1.54$), the feldspar appears to be orthoclase ($n = 1.52$). Simple twinning is apparent in some of the orthoclase grains.

Under 2.5x magnification, **sample 2** contains approximately 20-25% quartz with a clear to smoky color. Again, a dark mineral with a dense granular habit appears to be hornblende at approximately 5% of total content, with another dark mineral with a somewhat silvery appearance (possibly muscovite) at approximately 5% of total content. The balance (65-70%) is a milky white to gray feldspar. Flecks of a rust color appear to be iron oxide. The coarse texture is again apparent, with most grains approximately 2 mm across. The sample is even-grained with sporadic occurrences of the dark minerals.

Under 12.5x magnification, in transmitted and polarized light, the **sample 2** quartz has a smooth appearance with minor inclusions and appears cream or gray in cross-polarized light. The feldspar is again confirmed with a Becke line test and appears to be orthoclase with inclusions. Simple twinning is apparent in some of the orthoclase grains. Hornblende, rather than biotite, is again confirmed by the pleochroic transition

²⁸ Chris Pellant, *Rocks and Minerals* (London: Dorling Kindersley Limited, 1992), page 181.

²⁹ *ibid.*, page 250.

from black to bright greens with flecks of yellow. Some of the opaque inclusions appear to be metallic. Additional photomicrographs show the rust color along grain boundaries. This could be a result of weathering and the oxidation of ferromagnesian minerals.

Sample 3 appears to be somewhat less even-grained than the other samples. It contains approximately 35-40% quartz with a clearer color than the others. Again, a dark mineral with a dense granular yet a bit striated habit appears to be hornblende at approximately 10% of total content. The balance (50-55%) is a milky white to light gray feldspar. The coarse texture is again apparent, with most grains approximately 2-3 mm across. The sample is less even-grained and contains sporadic occurrences of the dark mineral.

Under 12.5x magnification, in transmitted and polarized light, the **sample 3** quartz has a smooth appearance with almost no inclusions and appears cream or gray in cross-polarized light. The feldspar is again confirmed with a Becke line test and appears to be orthoclase with sporadic inclusions. Simple twinning is apparent in some of the orthoclase grains. The dark mineral may be hornblende, but the pleochroic transition is from black to a blueish black and tends to have a fibrous or spike-like character. The dark, spike-like entities might be riebeckite as described by Warren in his description of inclusions in the feldspar of the pegmatites sometimes found in Quincy granite.³⁰ This "riebeckitic amphibole"³¹ is another ferromagnesian mineral and could also weather via iron oxidation stains along grain boundaries.

The orthoclase feldspar found in these thin sections is not easily matched with thin section reference images. It seems that the crystals might be too thin to characterize well. But Keevil's article confirms that Quincy granite samples with feldspar in thin section reveals a "large number of inclusions and excessive crystal alteration" and also states that "feldspar has the most open structure of common rock minerals," which could lead to incorporation of the inclusions and alterations.³²

³⁰ Charles H. Warren and Charles Palache, "The Pegmatites of the Riebeckite-Aegirite Granite of Quincy, Mass., U.S.A.; Their Structure, Minerals, and Origin," *Proceedings of the American Academy of Arts and Sciences* Volume XLVII, No 4 (July, 1911), pages 125-168.

³¹ G. F. Loughlin, "Contribution to the Geology of the Boston and Norfolk Basins, Massachusetts. I. The Structural Relations between the Quincy Granite and the adjacent Sedimentary Formations," *The American Journal of Science* Volume CLXXXII (1911), pages 17-32.

³² Keevil, Norman B. "The Distribution of Helium and Radioactivity in Rocks," *The American Journal of Science* Volume CCXXXVI (1938) pages 406-416.

Recommendations

Cleaning:

Any cleaning treatment proposed must be tested at select locations on the building for an extended period of time (preferably at least one year) before the cleaning treatment is applied to the entire building. At this site, chemical rather than abrasive cleaning is recommended for the moderate soiling and discolorations found during the condition assessment (see Appendix XIII). A brief summary of case studies on both cleaning methods follows:

An article by Norman Weiss of Columbia University states that water spraying or pressure washing seems to be ineffective for the cleaning of granite. He points out that water pressure washing is only effective on polished granites because the soil is only loosely adhered to the stone surface. Chemical cleaning is therefore recommended for granites with textured surfaces, like that of the study site. A hydrofluoric (HF) acid solution can be used successfully if applied in moderation for a few minutes and then rinsed with water pressure washing. pH tests must be conducted following treatment to confirm a complete rinse. Any nearby glass and metal must be protected from the hydrofluoric acid.³³

Another source warns of the hazard of HF acid cleaning. The dilute HF acid “acts on silica and silicates converting the silicon in these into a gaseous substance, silicon tetrafluoride.” A very precise control of application time and concentration must be used in order to prevent this chemical reaction and potential deterioration of the granite.³⁴ As noted in the deterioration case study below, SEM can be used to determine adverse effects of improper HF acid cleaning. (see figure 7)

Most practitioners in conservation now avoid abrasive cleaning methods as a result of the resultant material deterioration caused by the popular use of sandblasting in the past. A project at Perry’s Victory and International Peace Memorial on South Bass Island on Lake Erie; however, proves through the use of SEM testing that in some cases – particularly with hard and dense granites – abrasive cleaning can be an effective cleaning treatment. In this specific project various abrasives were tested and a Black Beauty slag

³³ Norman R. Weiss, “How to Restore Stone: Methods of cleaning, pointing, repairing, treating, patching, replacing and sealing architectural stone,” *CRM Bulletin*, Volume 12, Number 2 (1989), pages 15-17.

was chosen to clean the calcium carbonate and silicate deposits that had developed from water infiltration.

Although many advanced analytical tests – a veritable alphabet soup – are available for characterization, analysis of soiling and deterioration states, and confirmation of results of treatments and test; care should be taken in selecting the most appropriate and economically viable test options. The most effective tool in the conservation and maintenance of any building is the prevention of water infiltration.

³⁴ Giovanni Amoroso and Vasco Fassina, *Stone Decay and Conservation: Atmospheric Pollution, Cleaning, Consolidation and Protection* (Amsterdam: Elsevier, 1983) page 295.

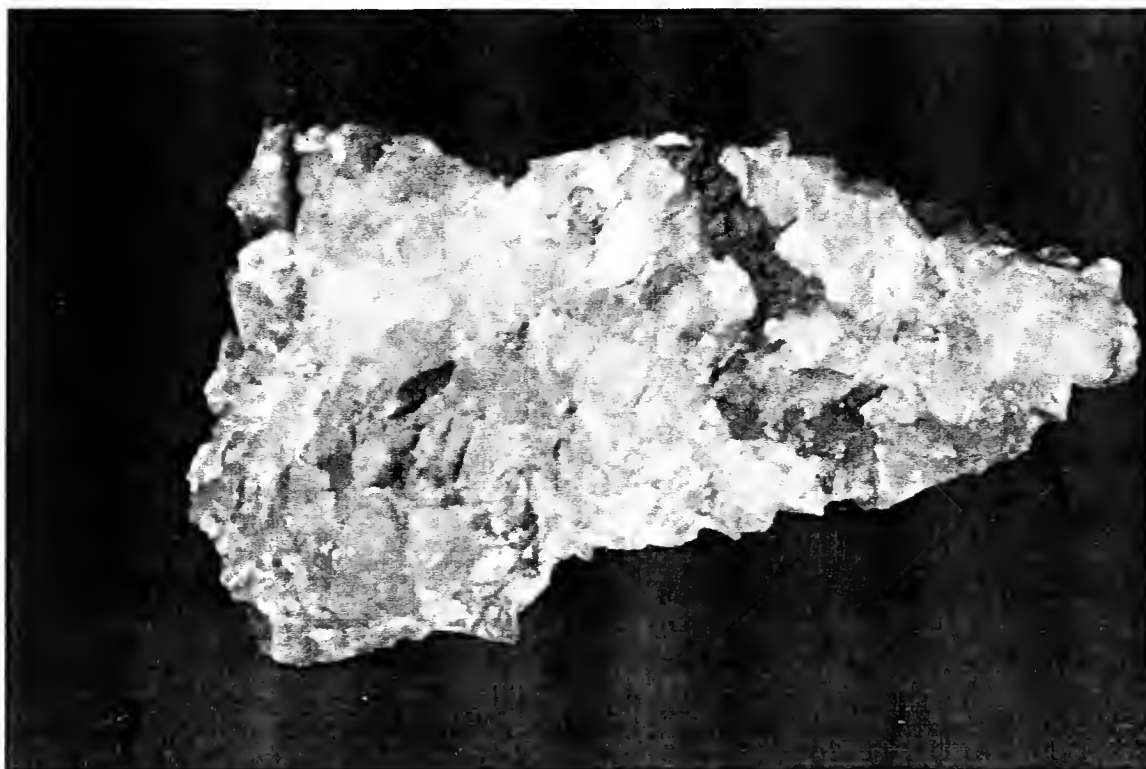


Figure 1. Sample 1, reflected light, 2.5x magnification.
Note clear quartz, milky white feldspar, and dark mineral.

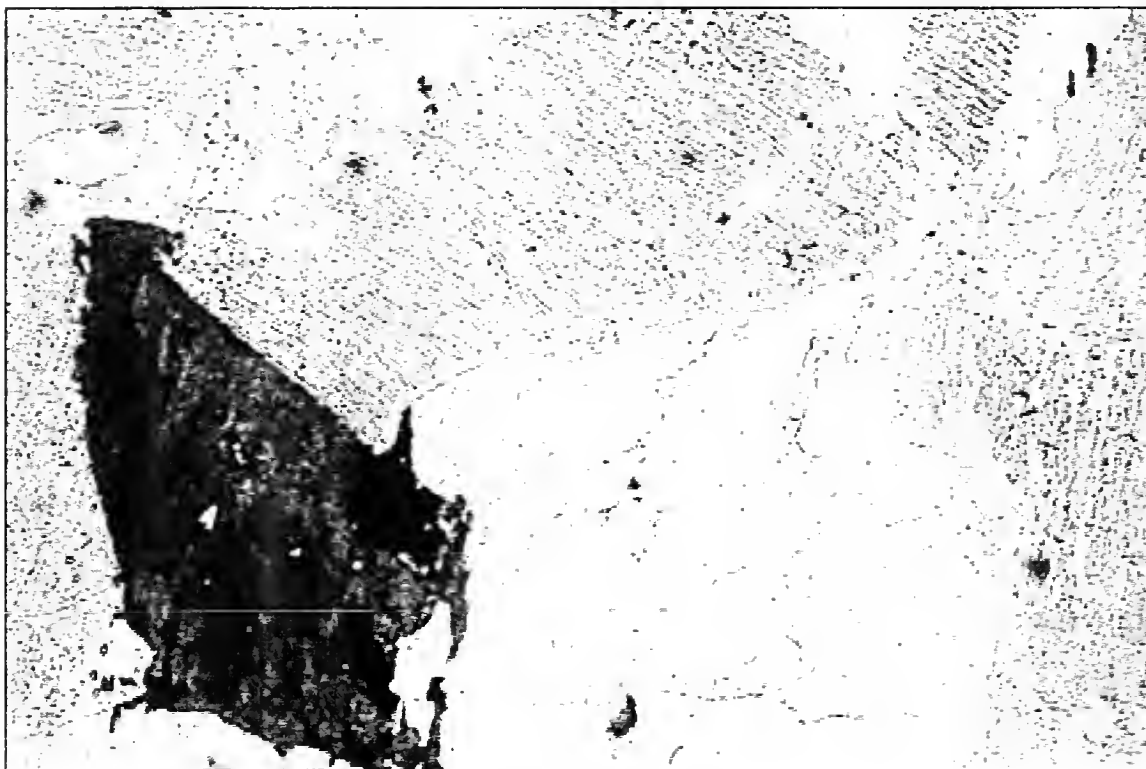


Figure 2. Sample 1, transmitted light, 12.5x magnification.
Note inclusions in feldspar and quartz.



Figure 3. Sample 1, cross-polarized light, 12.5x magnification.
Becke line test confirms orthoclase feldspar versus plagioclase feldspar.



Figure 4. Sample 1, cross-polarized light, rotated 45°. 12.5x magnification.
Note black to bright green pleochroism indicative of hornblende.



Figure 5. Sample 2, reflected light, 2.5x magnification.
Note milky white to gray feldspar and possibility of muscovite (silvery) and staining.

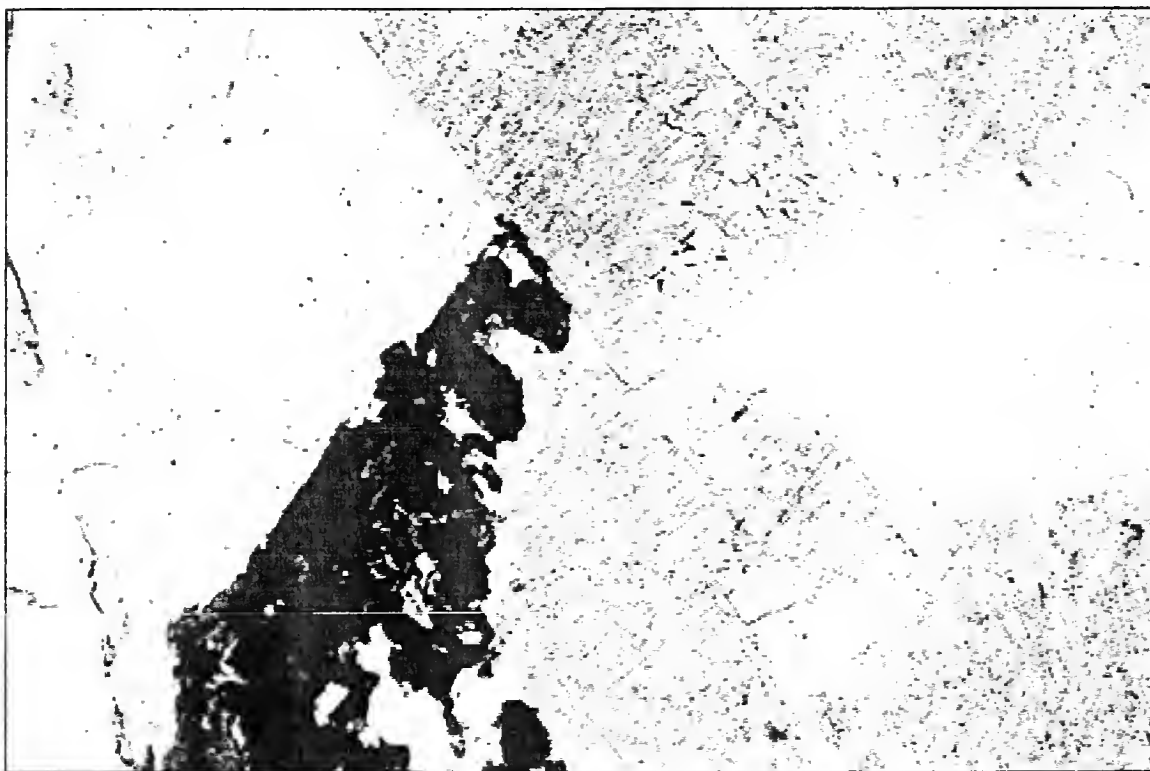


Figure 6. Sample 2, transmitted light, 12.5x magnification.
Note opacity within dark minerals, which might indicate inclusions of metallic content.

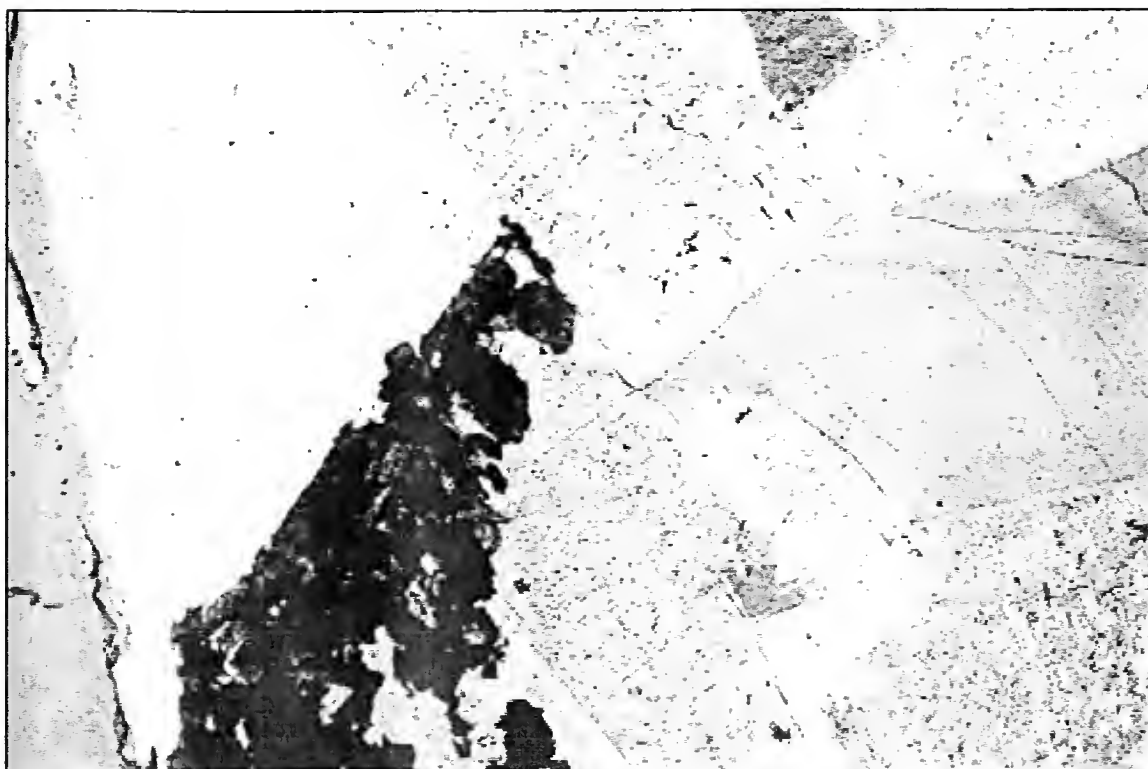


Figure 7. Sample 2, cross-polarized light, 12.5x magnification.
Note opacity within dark minerals, pleochroism of hornblende, and inclusions within feldspar.



Figure 8. Sample 2, cross-polarized light, rotated 45°, 12.5x magnification.

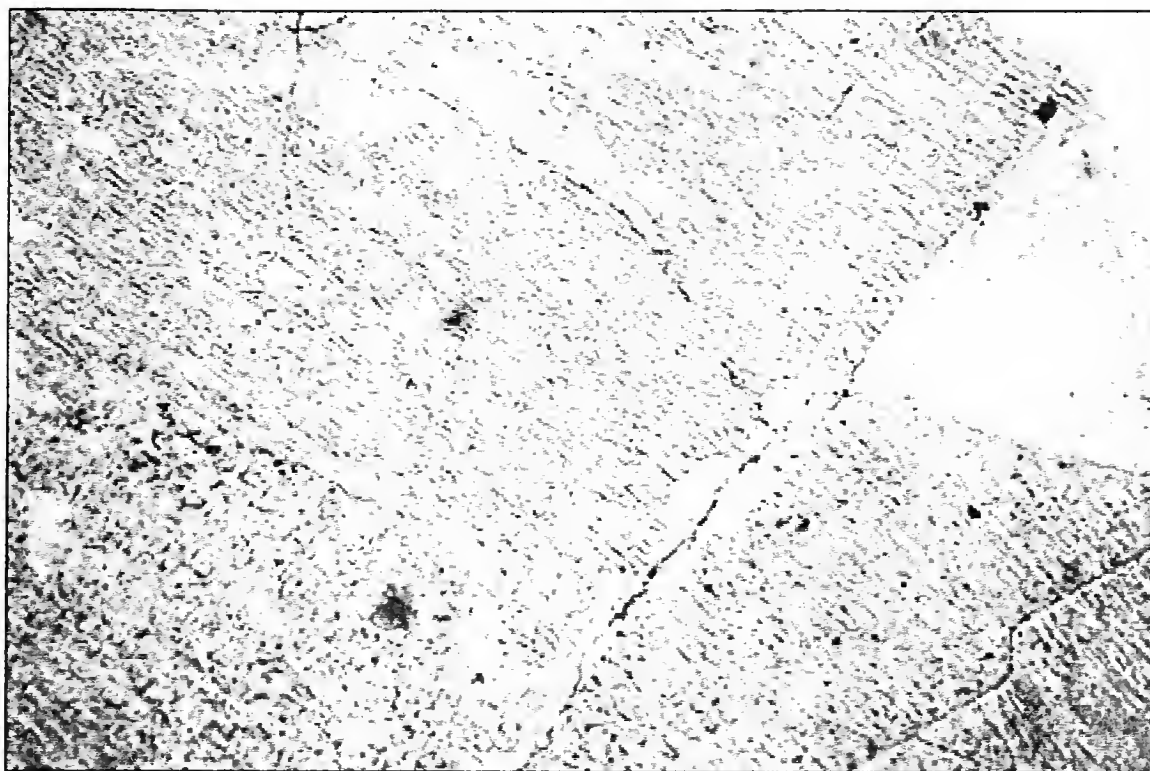


Figure 9. Sample 2, plane-polarized light, 12.5x magnification.
"Rust" along boundaries affiliated with discoloration in hand sample.

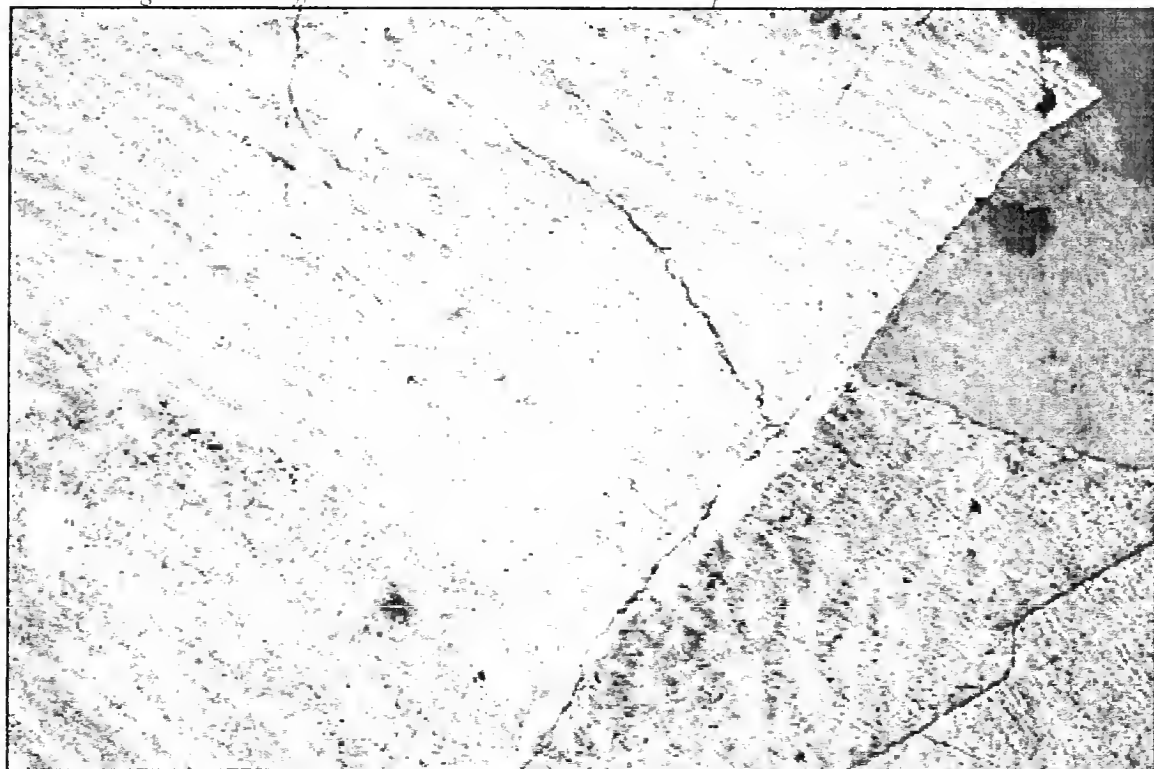


Figure 10. Sample 2, cross-polarized light, 12.5x magnification.
"Rust" along boundaries affiliated with discoloration in hand sample.

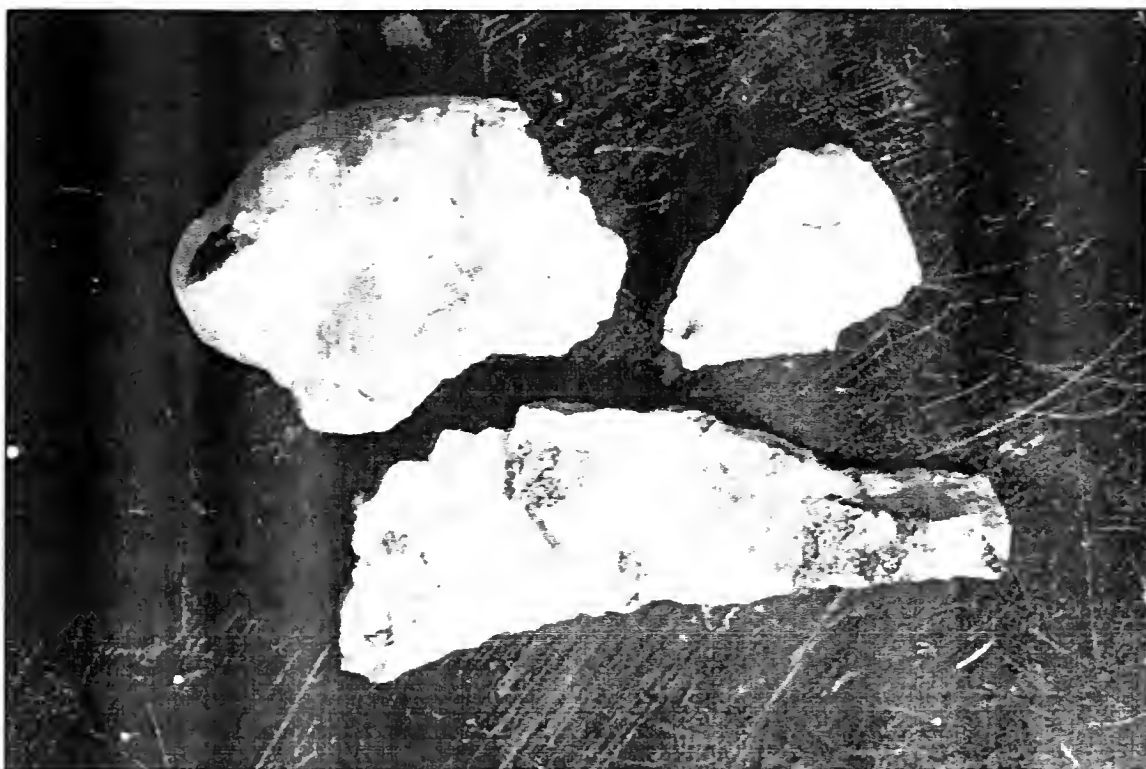


Figure 11. Sample 3, reflected light, 2.5x magnification.
Note less even-grained texture, greater quartz content, and milky white to light gray feldspar.

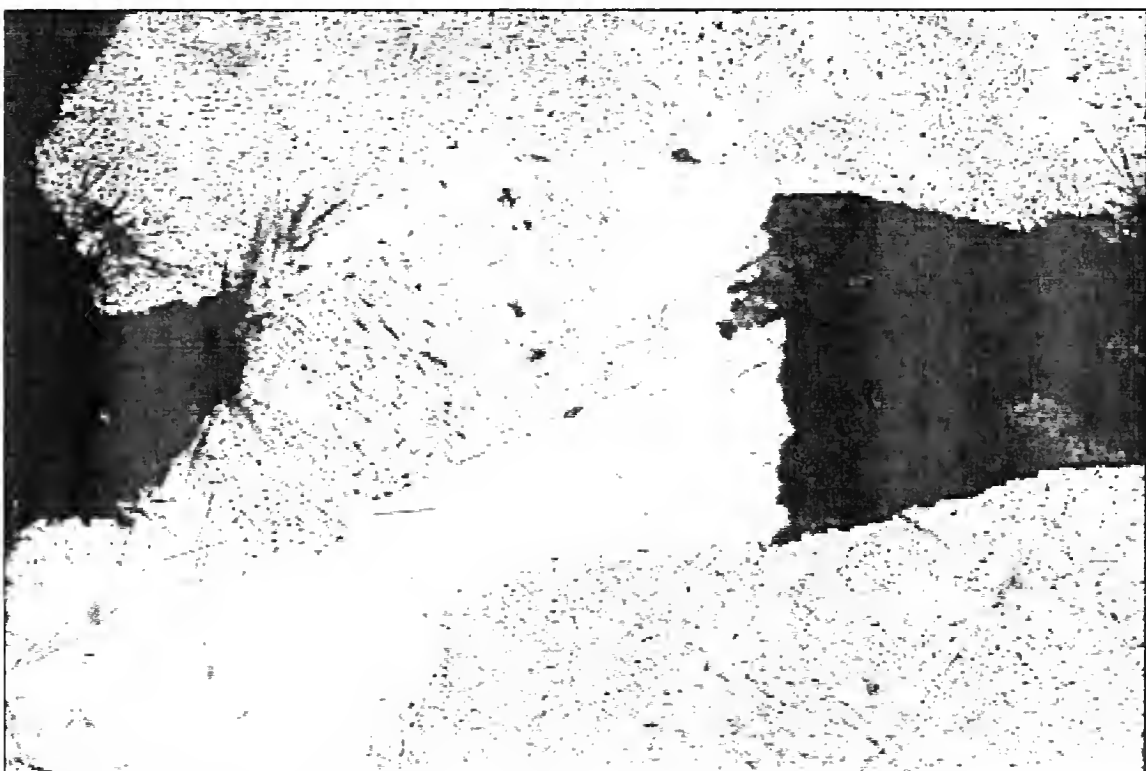


Figure 12. Sample 3, transmitted light, 12.5x magnification.
Quartz, orthoclase feldspar, spikey riebeckitic amphibole (appears blue in pleochroic transition below).



Figure 13. Sample 3, cross-polarized light, rotated 45°, 12.5x magnification.
Quartz, orthoclase feldspar, spikey riebeckitic amphibole (appears blue in pleochroic transition).



Figure 14. Sample 3, cross-polarized light, 12.5x magnification.
Quartz, orthoclase feldspar, spikey riebeckitic amphibole (appears blue in pleochroic transition above).

APPENDIX VIII: CONDITIONS ASSESSMENT (EXTERIOR)

Background & Conditions

The Philadelphia Saving Fund Society (PSFS) was built in three stages at the Southwest corner of Walnut and 7th Streets. The first phase of the Italianate style granite edifice was designed by Addison Hutton of the Sloan and Hutton architecture firm and was completed in 1868. Further additions expanded the building westward down the block, with the demolition of a majority of York Row, from lots 700-710. Nearly identical granite was used in the additions. Addison Hutton also designed a rear and west addition, completed in 1886. Furness, Evans & Co. designed the final addition (lots 708 and 710) which was completed in 1898. The vault was finally installed in 1900; and later interior alterations were completed in 1927 by Mellor, Meigs and Howe, and in 1929-1931 by Howe and Lescaze.

An exterior conditions assessment of the primary façades was performed over a (rainy) two week period in April 2000 (see images at end of this section). The visual inspection was performed with binoculars and although close inspection was not possible over the entire building, the assessment provides a starting point from which to address points of deterioration. Various conditions categories were keyed upon façade drawings on the East and North sides of the building.

As granite has good weathering qualities, both primary façades are in generally good condition. Mortar loss and stone discoloration were the most prevalent conditions, and appear to be somewhat related as the cause and effect of water infiltration. Minor amounts of stone loss, delamination, stone cracks, salt deposits, and animal evidence were visible. Biological growth in the form of moss was visible at most lower step joints on the North façade. Wood deterioration was most prevalent in window frames on the East façade. Some prior stone repairs (with color mismatches) were evident as well as numerous areas of point damage from prior signage that had been installed in various stones.

Although nearly identical granite appears to have been used in both façade additions, a very minor color change is visible between the second and third additions to the right of the central column under the center pediment of the North façade.

Recommendations

Possible Testing:

Granite characterization for possible repairs and matching

- Optical microscopy – reflected and polarized light on thin section samples

- SEM for elemental analysis and morphology

- XRD for mineral composition

- FTIR for identification of trace elements

- XRF and/or EDX for salt identification

Mortar compatibility with granite

- Mortar analysis

- Porosity and permeability tests to compare vapour transmission between stone and mortar

- ASTM test for bond strength for mortar to masonry units

- Salt testing of mortar and granite for possible salt leaching into stone

Soiling/Pollution

- SEM to determine compounds on granite surface

- EDX analysis to determine compounds on granite surface

- Depth profiling and ion chromatography to determine compounds and salts at joint boundaries and in mortar

Salt deposits/efflorescence on granite (near cornice and below open drain at west door)

- Salt testing

- SEM

Wood deterioration in window frames

- Moisture content test with moisture meter

- Microscopic thin section comparison to sound sample

- Paint analysis (optical and fluorescence microscopy) to identify paint, potential incompatibility of layers

- Close visual inspection for possible insect damage

Biological Growth on North façade steps

- Gravimetric moisture analysis of stone at growth location and nearby foundation

- SEM to test for possible micro-cracking of stone

- Porosity testing of stone near growth

Repairs:

Because the building is vacant and not well-maintained, water infiltration is a major concern. Not only is the mortar missing from many joints, but the roof flashing at the parapet appears to have potential problems as well. The most significant intervention recommendations for this building are repointing of mortar with a compatible mortar type, and repair of all roofing and flashings. Some sound mortar joints have surrounding discoloration that may be a result of an inappropriate mortar which may have leached potential discolorants into the neighboring stone. Salt compounds may have formed in the mortar (this can occur in lime and cement mortars) and a distinct color change may result around joints, preceding grain loss in granite. These joints should be inspected and the mortar replaced.

Discolored stone is a probable result of water infiltration, but has also been enhanced by pollution soiling. Granite will need to be selectively cleaned. Attempts to remove water sources should occur before cleaning to allow probable water stains to dry. The cleaning method normally recommended for granite is a chemical cleaning with dilute hydrofluoric acid and thorough water rinsing to ensure a neutral pH upon completion.

Most stone losses are minor edge pieces and will not require replacement, but perhaps re-finishing of these edges. A major area of granite delamination near the westernmost entrance needs to be tested for composition and structure. This area might require consolidation or replacement. Some stone displacement at the parapet appears to be a result of water infiltration and iron-jacking – these stones will need to be re-pinned with stainless steel, reset, and pointed. Prior mismatched repairs need to be replaced with matching or consolidated stone, and holes from prior signage need to be patched.

Moisture is the primary cause of biological growth. The steps on the North façade on which the moss is located need to be inspected and tested for the moisture source. Foundation moisture under the steps and poor joints may be allowing water infiltration. The moisture source needs to be mitigated and a biocide treatment applied to remove the moss growth.

Wood window frames need inspection and repair before repainting. Ongoing maintenance and paint touch-up would have prevented the water infiltration that has caused the wood deterioration. Damaged glazing needs to be replaced.

The façade of this building is in surprisingly good condition considering the years of inattention it has suffered. The tests suggested above are recommendations from a visual/binocular inspection. Closer inspection (particularly on upper levels) will help to prioritize tests to be selected. The first tests completed should be the least expensive that yield the greatest information. After these results, more extensive testing can be completed as needed.

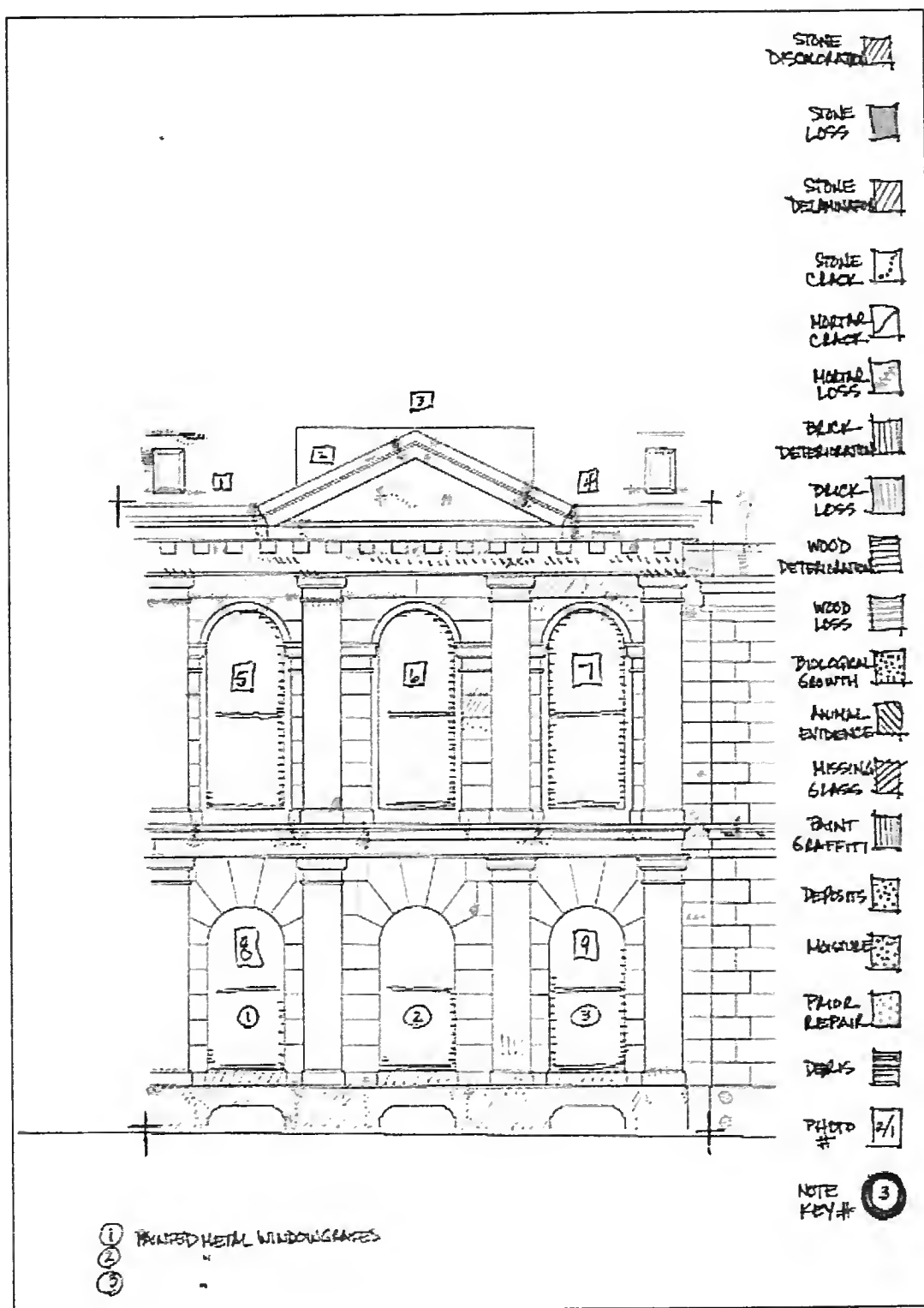


Figure 1. Condition Assessment: East façade, south section and conditions key.

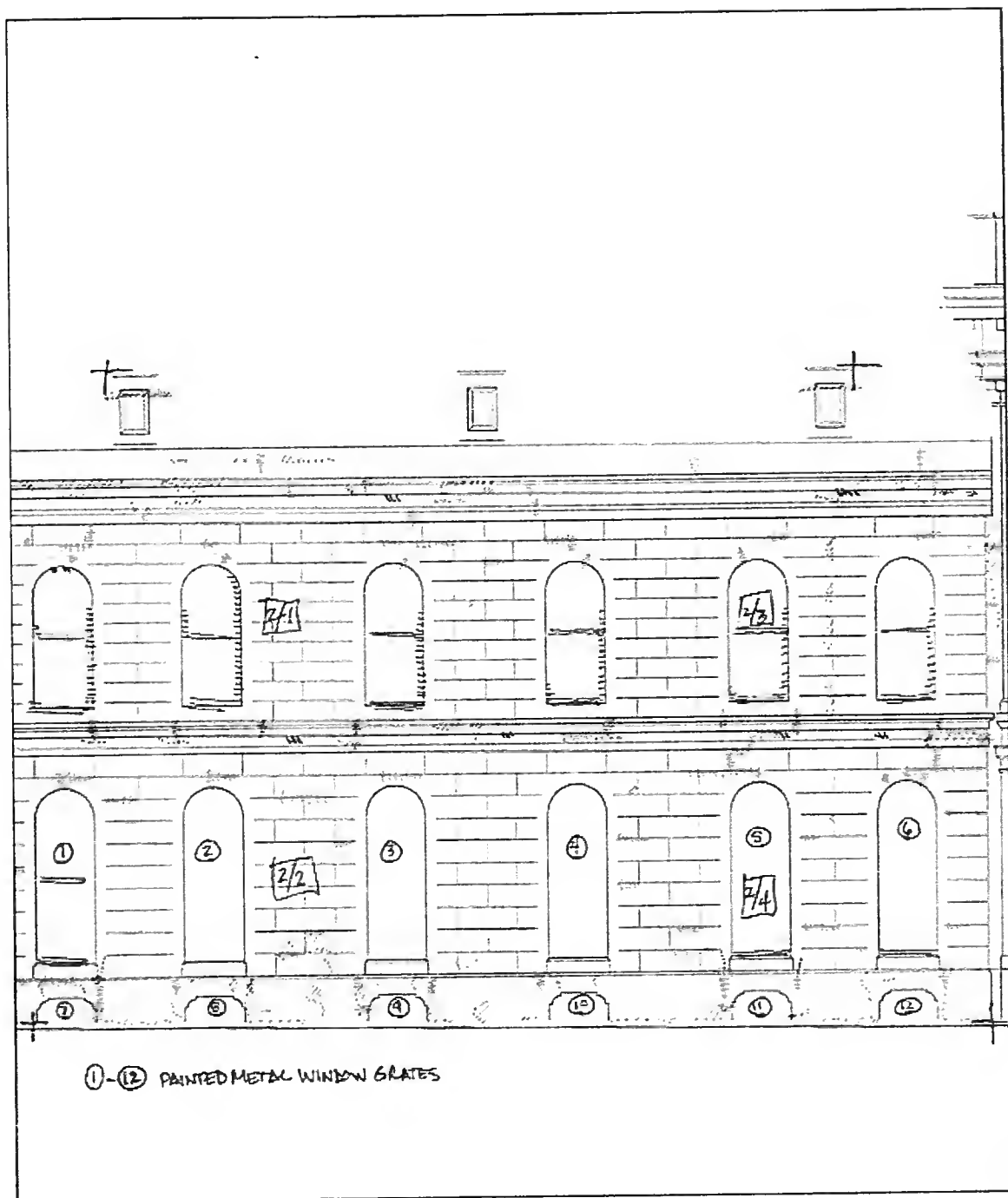


Figure 2. Condition Assessment: East façade, middle section.

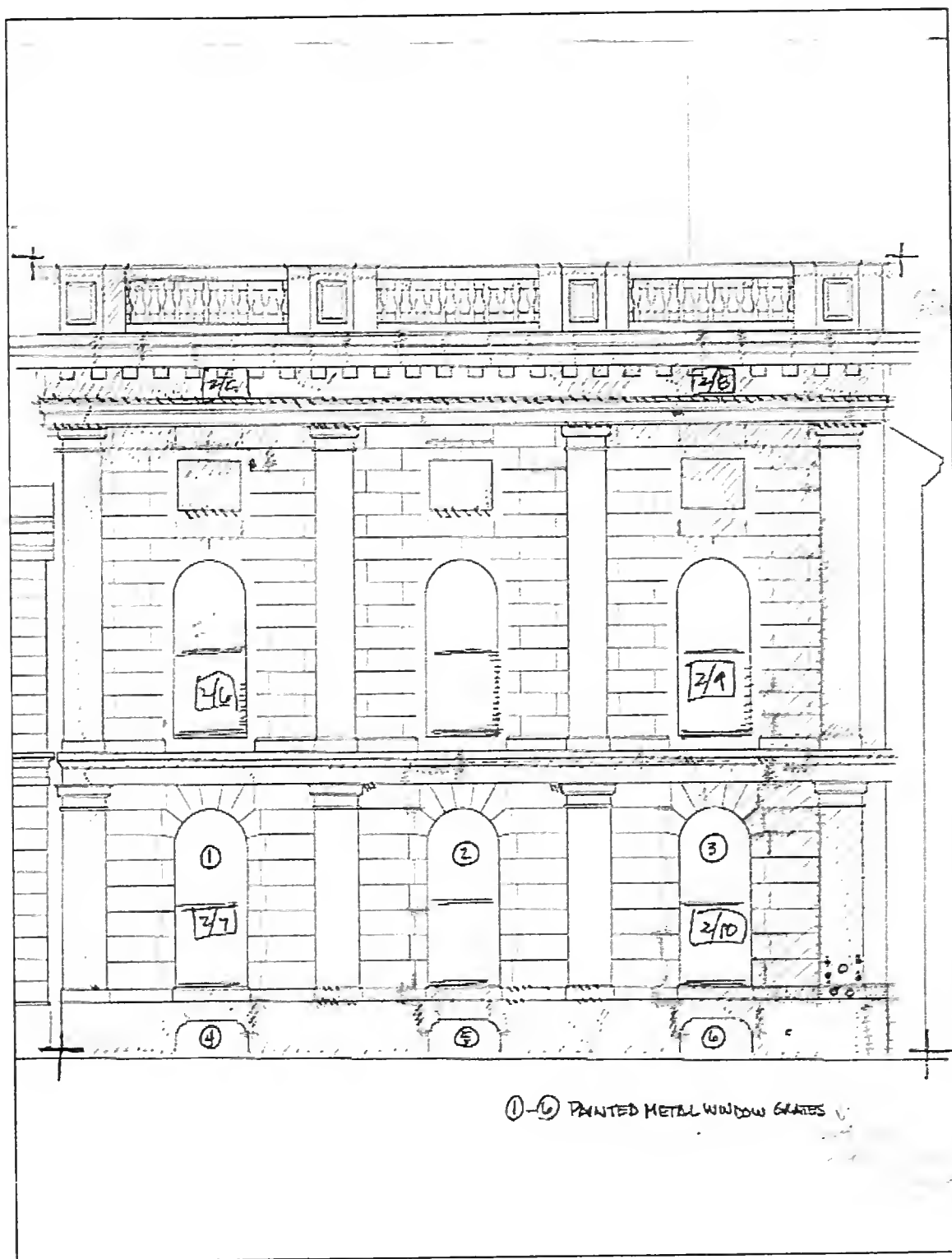


FIGURE 3. CONDITION ASSESSMENT: EAST FAÇADE, NORTH SECTION.

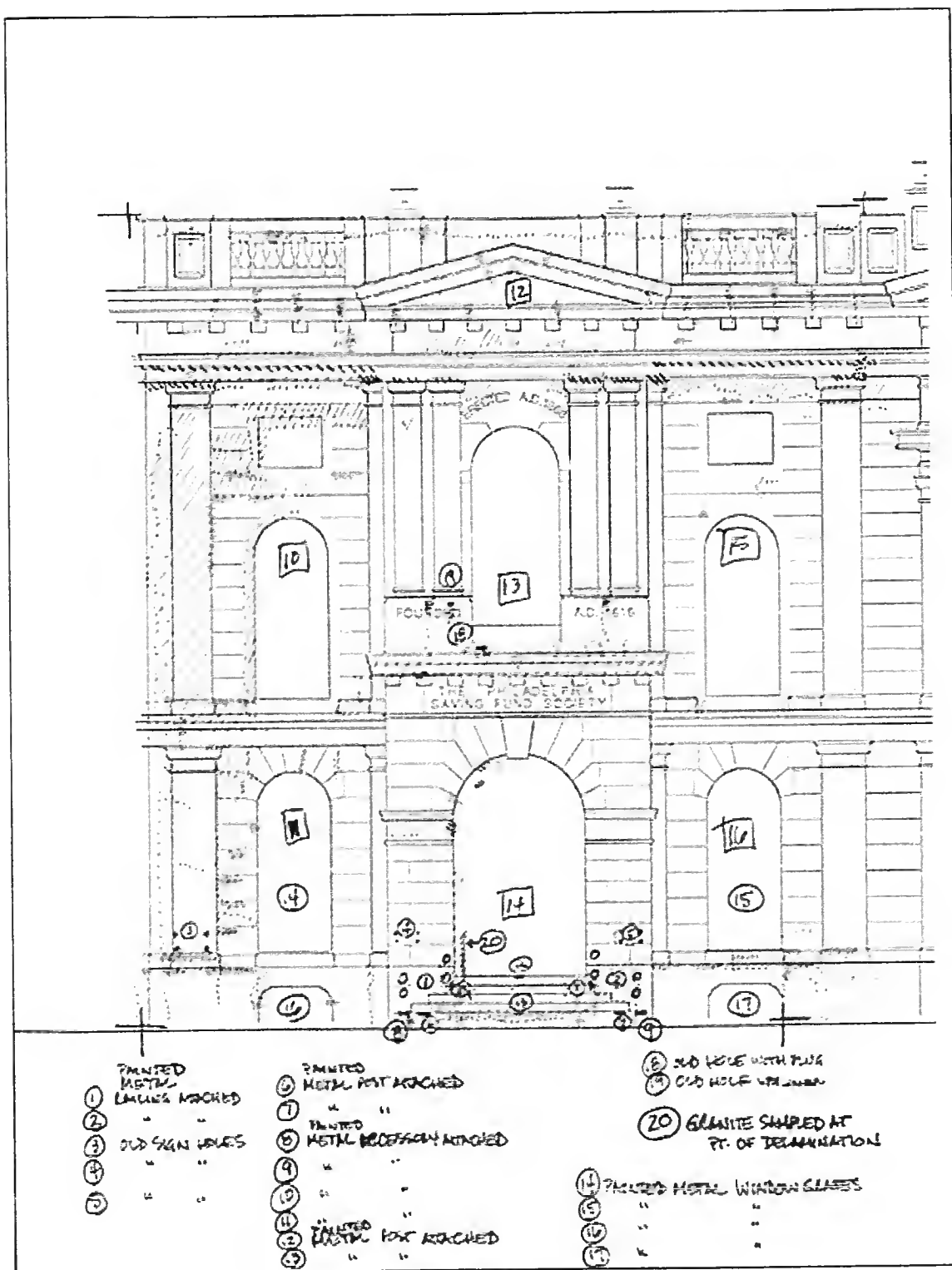


Figure 4. Condition Assessment: North façade, east section.

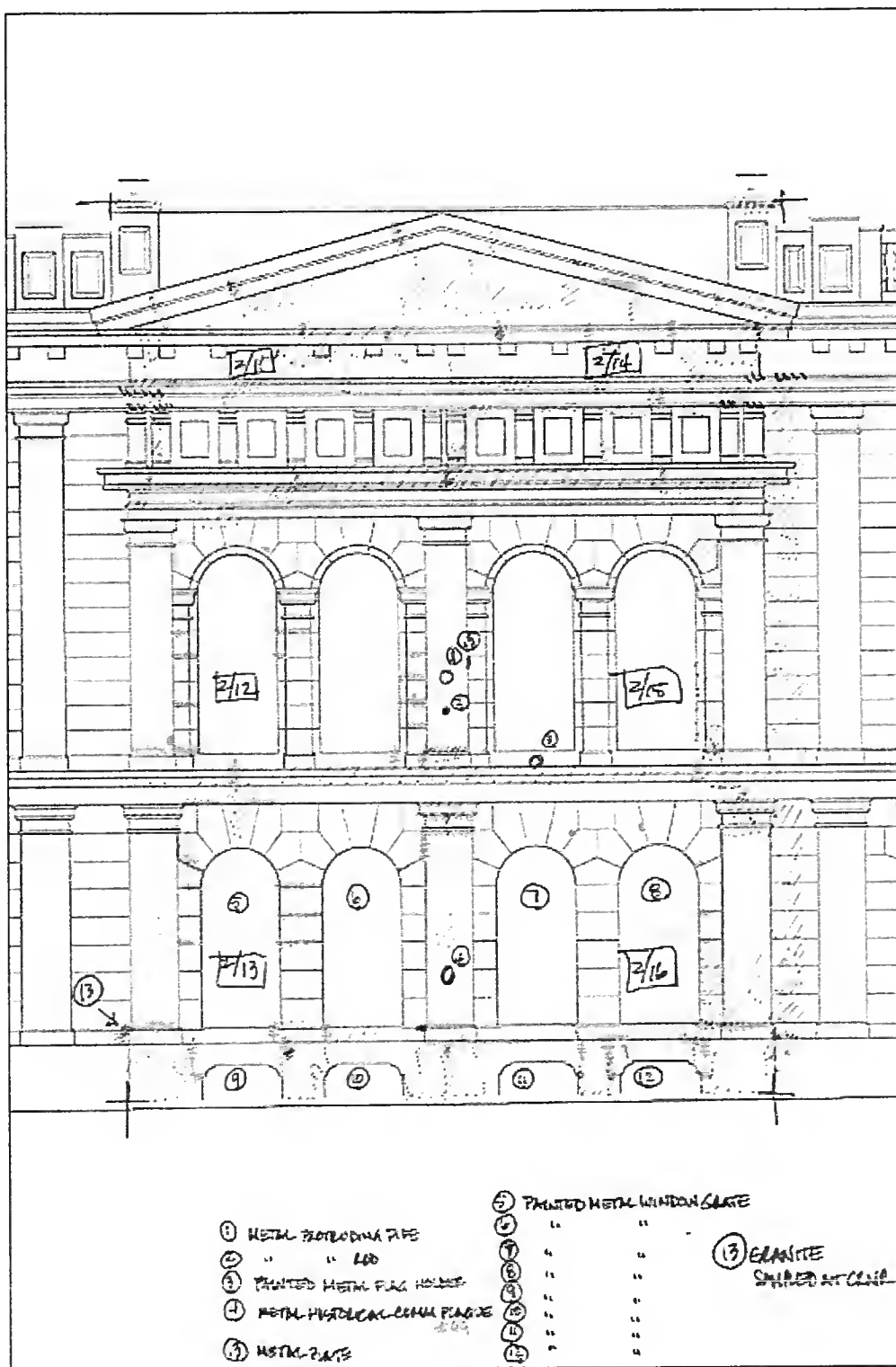


Figure 5. Condition Assessment: North façade, middle section.

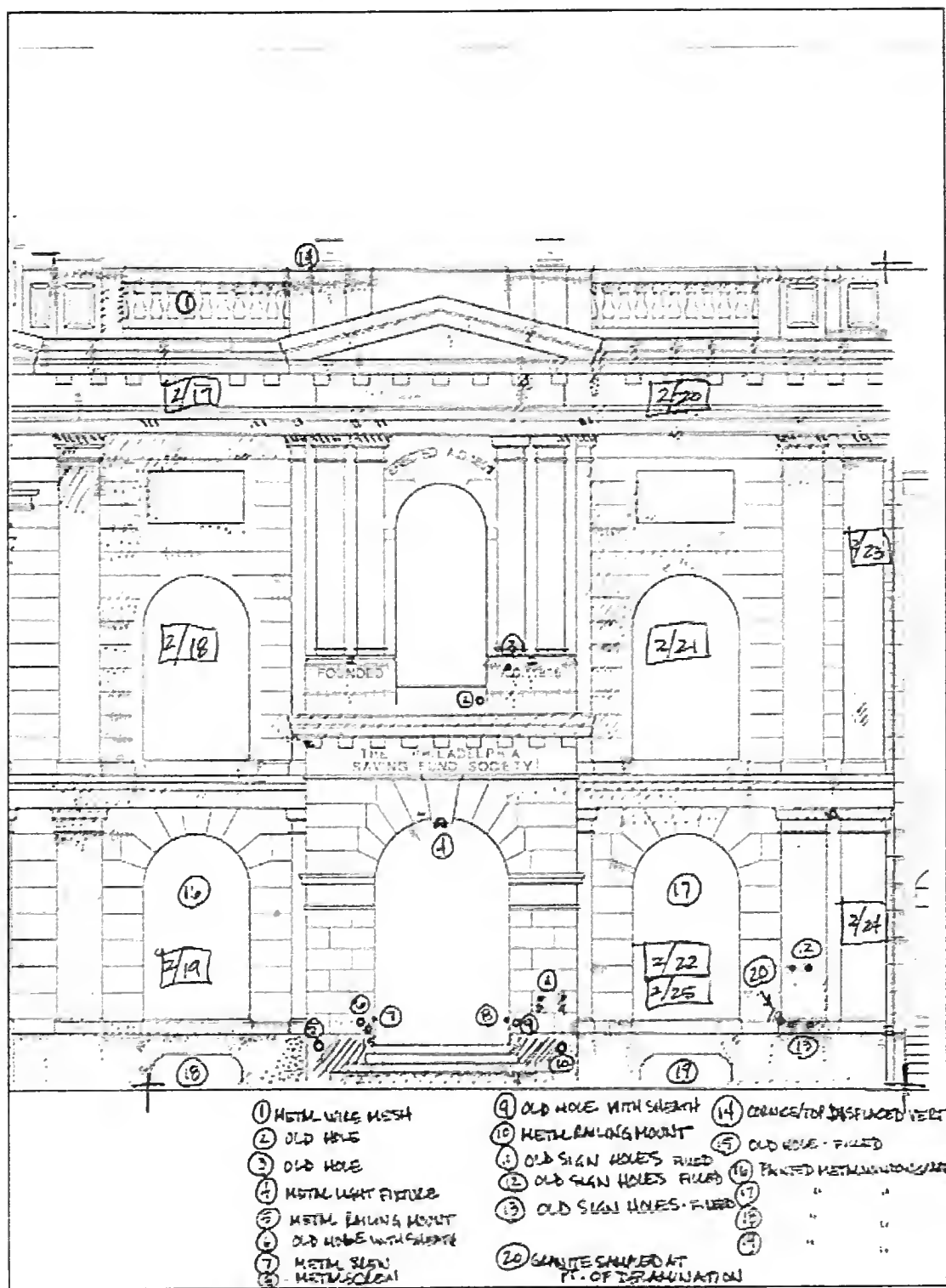


Figure 6. Condition Assessment: North façade, west section.

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